



STAGS

Jonquil Cottage,
4 The Cross



Jonquil Cottage, 4 The Cross, Park Lane, Blackawton, TQ9 7BD

A charming 2 bedroom cottage situated on the edge of the village with lovely rural views

Dartmouth 5.7 miles Totnes 8.2 miles

- Character cottage
- Two bedrooms
- Double glazing throughout
- Garage
- Rural views
- Walled Front courtyard
- Rear Garden

Offers in excess of £300,000



SITUATION

The idyllic village of Blackawton is nestled amongst the stunning rolling hills and countryside of the South Hams. The village has a strong sense of community with a highly regarded primary school, parish church, popular public house and community run shop.. Dartmouth is the closest town, a popular boating centre boasting a world famous regatta and naval college, with a unique range of shops, galleries and restaurants.

DESCRIPTION

Jonquil Cottage is a delightful two bedroom, end of terrace cottage with a single garage for convenient off road parking or storage. Situated towards the edge of the village, it offers lovely rural views from the upper floors of the property and rear garden.

ACCOMMODATION

A half glazed wooden door leads into a tiled entrance porch with access to the garage and a down stairs shower room which comprises of a white suite and electrically heated towel rail. Double wooden glazed doors lead into the light and spacious living room with the focal point being the duel fuel stove. The kitchen offers a range of solid wood, hand painted floor and wall mounted units with an inset ceramic sink, an Everhot oven and space for a low level fridge. A window above the sink overlooks the neatly kept rear garden. Steps lead up to the rear door on a half landing and continue up to the first floor.

To the first floor there are two double bedrooms. Bedroom 2 has a window to the side and the front which offers stunning views out across the countryside. Bedroom 1 is a deceptively large with the same rural views. The showroom comprises of a white suite with recently fitted shower and cubical, wood panelling to the walls and an electric towel rail. An airing cupboard houses the pressurised hot water system and cylinder.

OUTSIDE

Directly to the front of the property is a pretty, walled courtyard through which access to the cottage is gained. Flower beds on both sides are

filled with a variety of flowers and shrubs providing a beautiful spot in which to sit. The rear garden is laid mostly to lawn; at the top is an attractive garden store and potting shed. From here, further stunning views of the countryside can be enjoyed. The garage is situated in front of the property with electricity connected along with a sink and plumbing for a washing machine.

SERVICES

It is understood that all mains services are connected except gas which is not available in the village.

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

DIRECTIONS

From the Stags Dartmouth office proceed out of the town onto the A3122 towards Totnes. After approximately 3 miles turn left signposted for Blackawton and follow the road down into the village. When in the village, continue past the church on the right hand side and take the next right into Park Lane. The property can be found a short distance on the right.

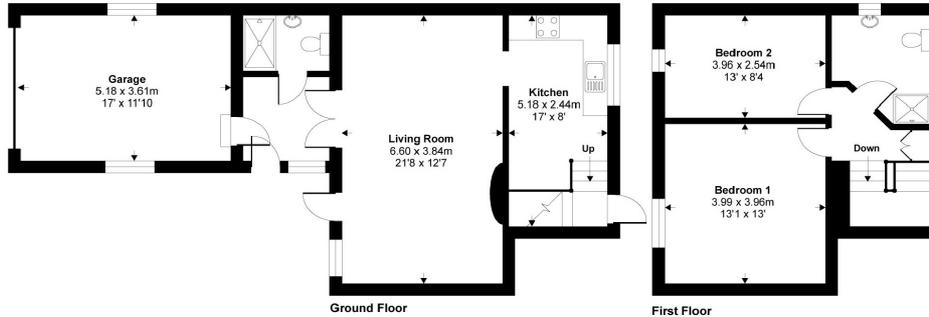
DARTMOUTH OFFICE

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Approx. Gross Internal Floor Area
105.5 Sq Metres 1136 Sq Ft (Includes Garage)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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