



Seymour Cottage



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Seymour Road, Totnes, TQ9 5QP

Train Station 0.7 miles | Torbay 8 miles | Dartmouth 9.5 miles |
Exeter 24 miles | Plymouth 24 miles

A distinguished Grade II listed early 19th-century villa offering generous and versatile accommodation, a private garden, off-street parking and outbuildings in Totnes

- Exceptional central Totnes location, level walking distance
- Attractive double-fronted stuccoed façade
- Private enclosed rear garden
- Substantial two-storey outbuilding
- Freehold
- Distinguished Grade II listed early 19th-century villa
- Generous and versatile accommodation
- Off-street parking for two vehicles
- Easy access to major transport links
- Council tax band F

Guide Price £825,000

SITUATION

Seymour Cottage occupies an exceptional position within Totnes, just a couple of minutes' level walk from the heart of the town, one of South Devon's most sought-after and characterful market towns.

Totnes is renowned for its historic centre, independent shops, cafés and restaurants, together with a thriving cultural and community scene.

The town also offers a wide range of everyday amenities, schooling and leisure facilities, together with a mainline railway station providing convenient links to Exeter, Plymouth and London. The River Dart, South Hams countryside, South Devon coastline and Dartmoor are all readily accessible.

DESCRIPTION

Combining the elegance of a period villa with the space and flexibility required for modern life, Seymour Cottage is a particularly distinctive home in a highly convenient setting.

Dating from the early 19th century and Grade II listed, the house has an attractive double-fronted stuccoed façade beneath a hipped Welsh slate roof, with recessed sash windows, a central entrance framed by pilasters and a patterned fanlight.

Internally, the property retains a strong sense of period character, with tall sash windows, decorative corning and well-proportioned rooms, while offering a versatile layout suited to family life, entertaining and home working.



ACCOMMODATION

The central entrance opens into a welcoming hall, from which the principal ground-floor rooms are arranged. To one side is the sitting room, an elegant and well-proportioned reception room with a tall sash window and period detailing, while opposite is the dining room.

Beyond the dining room is a useful study, ideal for home working, with an adjoining utility room. The kitchen is positioned towards the rear of the house and is complemented by a separate breakfast room and adjoining snug, creating a versatile sequence of informal living spaces. A shower room, cloakroom and separate WC complete the ground-floor accommodation.

Stairs rise to the first-floor landing, which serves four bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by the family bathroom. The arrangement provides a flexible balance of bedroom space for family and guests. In addition, the property has a basement, providing useful ancillary storage and further practicality.

OUTSIDE

Seymour Cottage is approached from Seymour Road, with a gravelled driveway to the side providing off-street parking for two vehicles, one of which is beneath a covered parking area. To the front, the house is set behind traditional railings which complement its period character.

The main garden lies to the rear and is private and enclosed, with lawn, paved areas and a timber-decked terrace for outdoor seating and dining.

A substantial detached two-storey outbuilding provides two ground-floor stores and a further first-floor store, offering excellent ancillary storage or workshop space. Subject to the necessary planning and listed building consents, the building may also offer potential for conversion to ancillary guest accommodation or possible holiday letting use.

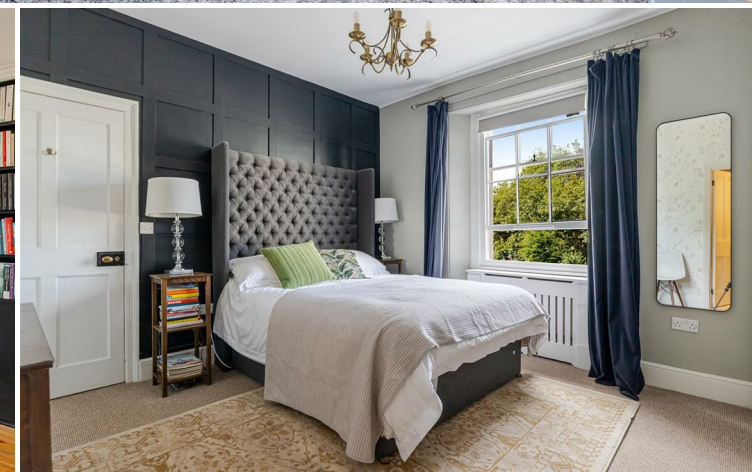
SERVICES

Mains water, mains drainage, mains electricity and mains gas are connected. The property has gas-fired central heating and the water supply is metered.

According to Ofcom, Ultrafast broadband up to 1,000 Mbps is available and mobile coverage is predicted as Outstanding for EE, O2 and Three, and Okay for Vodafone.

DIRECTIONS

From Totnes town centre, cross the River Dart via Bridgetown Bridge and continue into Bridgetown. Take your first right onto Seymour Road where the property will be found on your left.



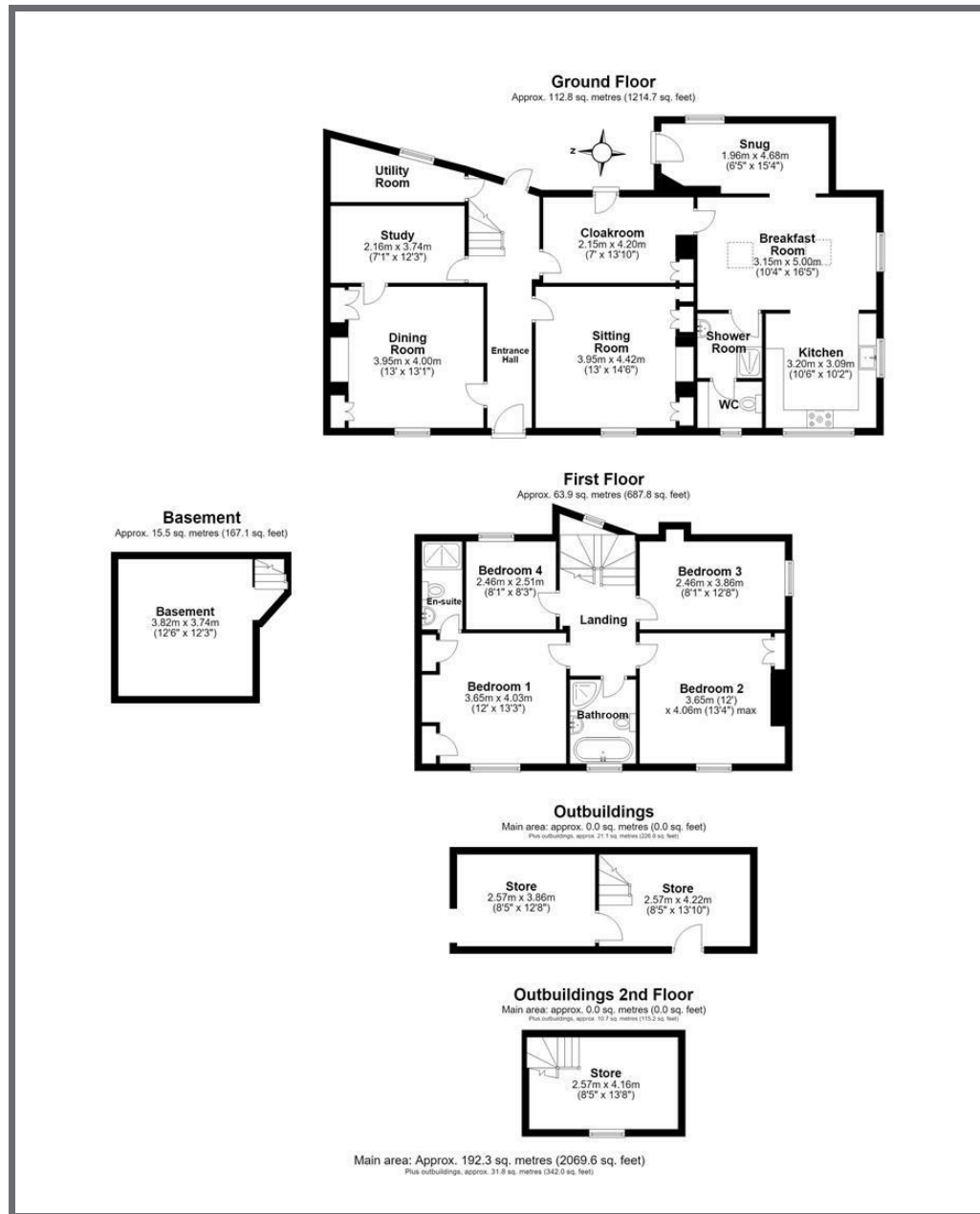
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