



1 Tigley Cottage

1 Tigley Cottage, Dartington, Totnes, TQ9 6DT



Dartington: 2 miles | A38: 3 miles | Totnes: 3.5 miles

A semi-detached four-bedroom home in a rural South Hams hamlet, offering generous gardens, driveway parking, a garage and considerable scope for modernisation

- Semi-detached four-bedroom home
- Rural South Hams hamlet setting
- Exciting modernisation opportunity
- Approx 1,156 sq ft of accommodation
- Mature large gardens
- Garage and off-road parking
- Nearby schools, shops and pubs
- Easy access to major transport links
- Freehold
- Council tax band C

Guide Price £340,000



SITUATION

1 Tigley Cottage occupies a well-situated position in the South Hams countryside, within the rural hamlet of Tigley and close to its historic village church. Everyday amenities are available in nearby Dartington, which has a primary school, post office and village store, public house and a lively local community. The renowned Dartington Hall Estate, with its cultural attractions, extensive grounds and programme of events, is also within the parish.

Approximately four miles away, the historic market town of Totnes offers an excellent range of independent shops, cafés, schools and recreational facilities. The town lies beside the River Dart and benefits from a mainline railway station with services to London Paddington. The A38 Devon Expressway is approximately two miles away, providing convenient access to Exeter, Plymouth and the wider region.

DESCRIPTION

Offering an exciting opportunity to create a highly individual country home, 1 Tigley Cottage is a semi-detached four-bedroom property set within established gardens in an accessible rural setting. The original house is understood to date from the 1930s and is of brick and rendered construction beneath a slate roof, with a later block-built and rendered extension added in 1986. The accommodation extends to approximately 1,156 sq ft, with a further 132 sq ft provided by the garage.

The property now requires comprehensive modernisation, while the gardens would benefit from landscaping. Its well-proportioned accommodation, established plot and attractive position provide considerable potential for a purchaser wishing to update and personalise a home to their own specification.

ACCOMMODATION

The entrance opens into a central hall, from which the principal ground-floor rooms are arranged. The sitting room is positioned to the front and features a fireplace fitted with a wood-burning stove. The adjoining dining room is a well-proportioned reception room with windows overlooking the garden and a door leading

outside.

The kitchen/breakfast room occupies the opposite side of the house and is fitted with a range of wall and base units, work surfaces and space for appliances. There is room for informal dining, together with external access. A ground-floor cloakroom completes this level.

Stairs rise from the hall to the first-floor landing, which serves four bedrooms and the bathroom facilities. The bedrooms are arranged across the front and rear of the house, with several enjoying outlooks over the surrounding gardens and countryside.

OUTSIDE

The property is approached from the road onto a private front drive, providing off-road parking and access to the garage. Established planting and mature shrubs provide screening around the front and sides of the house.

The gardens extend principally to the side and rear, with areas of lawn, mature trees, shrubs and hedging. A paved terrace adjoining the house provides space for outdoor seating, while further garden areas include productive beds and established planting. The grounds are currently somewhat overgrown and offer excellent scope for redesigning and landscaping to create an attractive setting suited to the property.

SERVICES

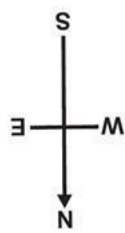
Mains electricity and mains water are connected. Private drainage is provided by a shared septic tank. Heating is by electric storage radiators and a wood-burning stove.

According to Ofcom, standard broadband is available, while mobile coverage is predicted to be poor across the main networks. Alternative broadband options such as Airband or Starlink may be available, subject to provider checks.

DIRECTIONS

From Totnes, take the A385 towards Dartington. At the mini roundabout in the centre of the village, continue straight ahead towards Plymouth, passing the petrol station on the left. Continue along the A385, where Tigley Cottages will be found on the right-hand side.





Approximate Area = 1156 sq ft / 107.3 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 1288 sq ft / 119.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF: 1499639

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(41-48)	F		
(35-40)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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