



Old Appleyard

Totnes, Devon, TQ9 6LE

Cottage with Annex on Outskirts of Totnes

- Character Cottage
- 3 Bedroom, 2 Bathroom
- 1 Bedroom Self-contained Annex
- Fabulous location
- Generous Garden
- Ample Parking
- Countryside Views
- Approx. 1 mile to Totnes

Formerly a farm workers cottage for the Duke of Somerset Estate this 3 bedroom character cottage comes with a 1 bedroom self-contained annex generous gardens and a lovely views over the surrounding countryside.

The cottage is approached up a sweeping driveway that leads to a large parking area bordered by a post and rail fence. The accommodation briefly comprises; large farmhouse kitchen/breakfast room, dining room, sitting room, study, conservatory, 3 bedrooms and 2 bathrooms.

The house is entered via the large farmhouse kitchen/breakfast room which has a range of attractive pine kitchen units with a Belfast sink all finished off with granite worktops and tiled flooring. This bright and cheerful room has windows that overlook the garden and the countryside beyond. Also on the ground floor there is a small dining room, a cosy cottagery sitting room with a large inglenook fireplace and wood burner.

Furthermore there is a study and a lovely garden/sun room that has French windows onto a sunny paved terrace. Upstairs there are 3 double bedrooms, one ensuite and a family bathroom. Two of the bedrooms have far reaching views to Dartmoor.

Asking Price £625,000



The accommodation extends to a detached self-contained annex with an open plan living and ensuite bedroom, and paved sun terrace, currently let out on an AST tenancy but lends itself perfectly as a holiday let or for additional living space for a relative or guests.

Outside

The cottage is approached up a sweeping driveway, bordered by a post and rail fence that leads to a large parking area with two large sheds. The garden which is mainly laid to lawn has flower beds with mature shrubs, a duck pond and extends to the side of the property. Pedestrian access to Totnes is via a footpath. There are three patio areas make the most of the sunshine throughout the different times of the day and are all perfect for alfresco dining.

Situation

Old Appleyard is near to the small ancient village of Berry Pomeroy dating back to 13th Century which still has the ruins of the old Castle. The village has a popular primary school with a Ofsted 'good' rating. Nearby and within walking distance is the popular South Hams town of Totnes with its eclectic independent shops, restaurants, galleries, riverside walks, hospital and high street with its famous clock tower. The main line railway station has direct links to London Paddington.

Services

Mains gas, water and electricity. Private drainage to new septic tank. Gas central heating

Annex: Electric underfloor heating, mains water and electricity, private drainage.

Tenure

Freehold

VIEWINGS BY APPOINTMENT

+44(0)1803 505115

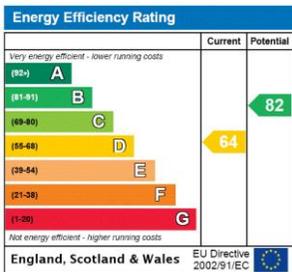
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Old Appleyard and Annex, Berry Pomeroy
Total Area: 2104 sq ft - 195.4 sqm



These measurements are approximate and for illustration purposes only.



Important Notes

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