



Luscombe Maye
Since 1873

Park Lane, Blackawaton

Guide Price £395,000

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DESCRIPTION

Luscombe Maye are delighted to present Cross Cottage, a charming four-bedroom semi-detached home located in the highly sought-after village of Blackawton. Offering spacious accommodation, generous gardens, driveway parking and a detached garage, this property presents an exciting opportunity for buyers looking to create a wonderful family home in a desirable countryside setting.

The welcoming entrance hall leads into a characterful living room featuring dual-aspect windows, an exposed stone wall and a wood-burning stove, creating a warm and inviting atmosphere. A few steps lead to the open-plan kitchen and dining room, which provides ample space for family dining and entertaining. The kitchen is fitted with matching wall and base units and offers space for a range of appliances, while an additional seating area enjoys pleasant views over the rear patio and garden. A ground floor shower room with WC provides added convenience.

On the first floor are three generously sized double bedrooms, all enjoying far-reaching rural views. The impressive principal bedroom occupies its own elevated position and benefits from a south-facing balcony overlooking the garden and surrounding countryside. A family bathroom serves the bedrooms.

Outside, the south-facing garden offers a patio for al fresco dining, a lawn bordered by mature planting and a charming stone garden room overlooking neighbouring fields. A garage and parking for two vehicles complete this appealing village home.

SERVICES

Woodburner heating, Oil fired AGA for hot water heating, private drainage and mains electricity connected.

PARKING

Driveway parking for two cars with single garage available.

DIRECTIONS What3Words - [dugouts.timing.warp](https://www.what3words.com/dugouts.timing.warp)



Park Lane, Blackawton, Totnes, TQ9

Approximate Area = 1970 sq ft / 183 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Trichocom 2024. Produced for Luscombe Maye, REF: 1189153



- Semi-Detached Four Bedroom Home
- Open Plan Kitchen/Diner
- Driveway Parking
- South Facing Aspect
- Highly Sought After Village Location
- Great Potential for Development
- Rural Outlook
- Single Garage
- Enclosed Rear Garden
- Some Remedial Work Required



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		



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