



SITUATION

The cottage is located in the centre of the village within easy walking distance of the local shop, pub and church. A friendly South Hams village with a lively community, Blackawton lies about halfway between Totnes and Kingsbridge (9 miles) and about five miles from Dartmouth. The historic parish church of St. Michael is the village's principle landmark and Blackawton also has a primary school with an excellent reputation, a large and well-used village hall, a post office, a shop and two public houses.

Dartmouth, Totnes and Kingsbridge all have good facilities including secondary schools, and at Totnes there is a main line railway station. With Dartmoor on one side and the coast on the other, the South Hams is host to a wide range of recreational and sporting pursuits.

DESCRIPTION

Herb Cottage is a beautifully presented property, occupying an enviable position in this highly desirable village. The property has been maintained to a high standard and retains many character features, including, exposed wood beams and a delightful open fireplace with Wood Burner. There is a spacious kitchen/diner which leads out to the sun terrace and South West facing rear garden. There are three good size bedrooms and a luxury bathroom suite. An internal inspection of this lovely cottage is highly recommended. No forward chain.



LOCAL AUTHORITY/COUNCIL TAX BAND
South Hams District Council/Band B

TENURE
Freehold

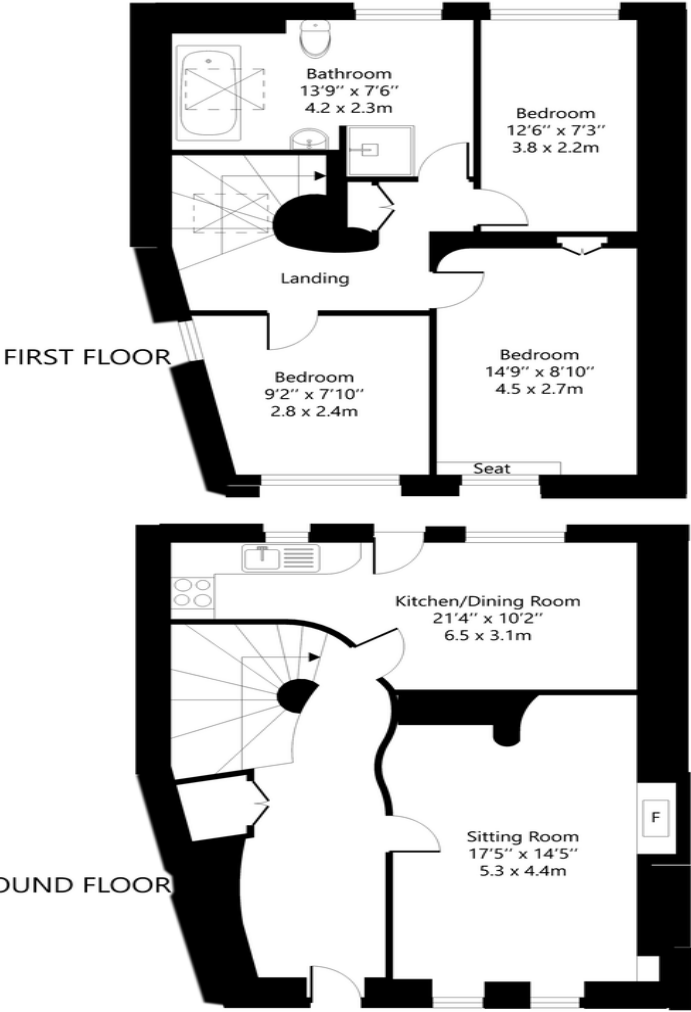
SERVICES
Mains water, electricity & LPG gas

VIEWINGS
Viewing strictly by appointment with Luscombe Maye | totnes@luscombemaye.com

LETTINGS
Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Ross on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.

All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Totnes
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CASTLE LANE
Total area 120 Sq.m (2924 Sq.ft) Approx.
(Excluding Outbuildings)



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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