



Riverside Cottage, Staverton, Totnes

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A wonderful home with a **separate studio** and easy access to the River Dart.

**Summary of accommodation**

**Ground Floor:** Hall | Sitting/dining room with balcony | Kitchen | Bedroom | Bathroom

**First Floor:** Principal bedroom with en suite | Eaves storage | Further bedroom

**Outbuildings:** Separate studio | Garage

**Distances**

Totnes mainline station 3.2 miles (London Paddington 2 hours 58 minutes), Exeter 26.6 miles

Totnes 3.3 miles, A38 (Devon Expressway) 4.3 miles

(All distances and times are approximate)



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## Situation

The charming village of Staverton, in the South Hams of Devon, boasts a village pub and 14th century church in a beautiful, scenic setting, with the River Dart a mere few minutes' walk from the property, accessed via a footpath. There are some wonderful wild swimming spots close to the property. The nearby affluent market town of Totnes gives access to a wide range of both independent and larger stores, together with pubs, restaurants and a leisure centre (3.6 miles).

Staverton boasts access to a village prep school and nursery, St Christopher's and offers a wide range of both state and independent schools in neighbouring towns, including Dartington Primary School (1.8 miles) and King Edward VI Community College.

The property has nearby local train stations in Staverton village as well as a nearby mainline train station (Totnes, 4.1 miles) with excellent connections to London as well and Penzance. It is also worth noting that there is a cycle path from Staverton to Dartington and Totnes beyond.

The South Hams is bordered to the north by the beauty of Dartmoor and to the south by the enchanting coastline, little creeks and safe unspoilt sandy beaches. For the sailing enthusiast the excellent facilities of both Dartmouth and Salcombe are also close by.



## The property

Riverside Cottage is a modern and charming semi-detached house situated on the outskirts of the village, nestled against the picturesque backdrop of the River Dart. This remarkable property offers a delightful opportunity to indulge in excellent wild swimming experiences nearby along with beautiful walks.



Complementing the allure of the main house is a separate studio and deck, providing an ideal space for creative pursuits or simply to unwind in the tranquility of this enchanting location. The expansive garden surrounding the property offers ample room for outdoor activities and the chance to revel in the joys of nature.

Inside the main house, there are three bedrooms with views of the nearby woodland. The sitting room opens onto a separate deck, inviting the owner to enjoy a seamless connection with the outdoors while basking in the warm ambiance of a wood burner during colder evenings.

The kitchen breakfast room is well laid out with its inviting atmosphere, providing the perfect setting for cooking for friends. The property's serene and peaceful ambiance ensures a haven of calm, allowing residents to unwind and rejuvenate.

## Outside

The gardens are a delightful feature of Riverside Cottage, being largely level and laid to lawn. There is a gated access (with permission) across the meadow to the River Dart. There is gated gravelled parking for two vehicles.

The house, which is elevated from ground level, offers full length undercover storage, measuring in excess of 500 sq ft. In addition, is a pretty timber studio which has previously been used as an occasional bedroom.

One of the outstanding features of Riverside Cottage is the proximity to the steam railway line, which resembles something out of The Railway Children!

## Services

Mains water and electricity, Calor gas and private drainage.

## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.



Studio



## Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

## Directions (Postcode TQ9 6PD)

From Totnes proceed along Station Road heading towards Dartington. At the Cider Press roundabout turn right and proceed out of the village. Pass Dartington church and at the brow of the hill turn right sign posted for Staverton and The Sea Trout Inn. Pass over the river bridge and turn right towards the Sea Trout inn. Continue along this road and past the recreation ground and past Dodbrook Cottages. Once you are in Staverton take a right towards the Church and follow the road all the way and you will see Riverside Cottage on the right-hand side just as you cross over the steam railway.

## Property information

**Tenure:** Freehold

**Local Authority:** South Hams District Council

**Council Tax:** Band D

**EPC Rating:** E

**Guide Price:** £650,000



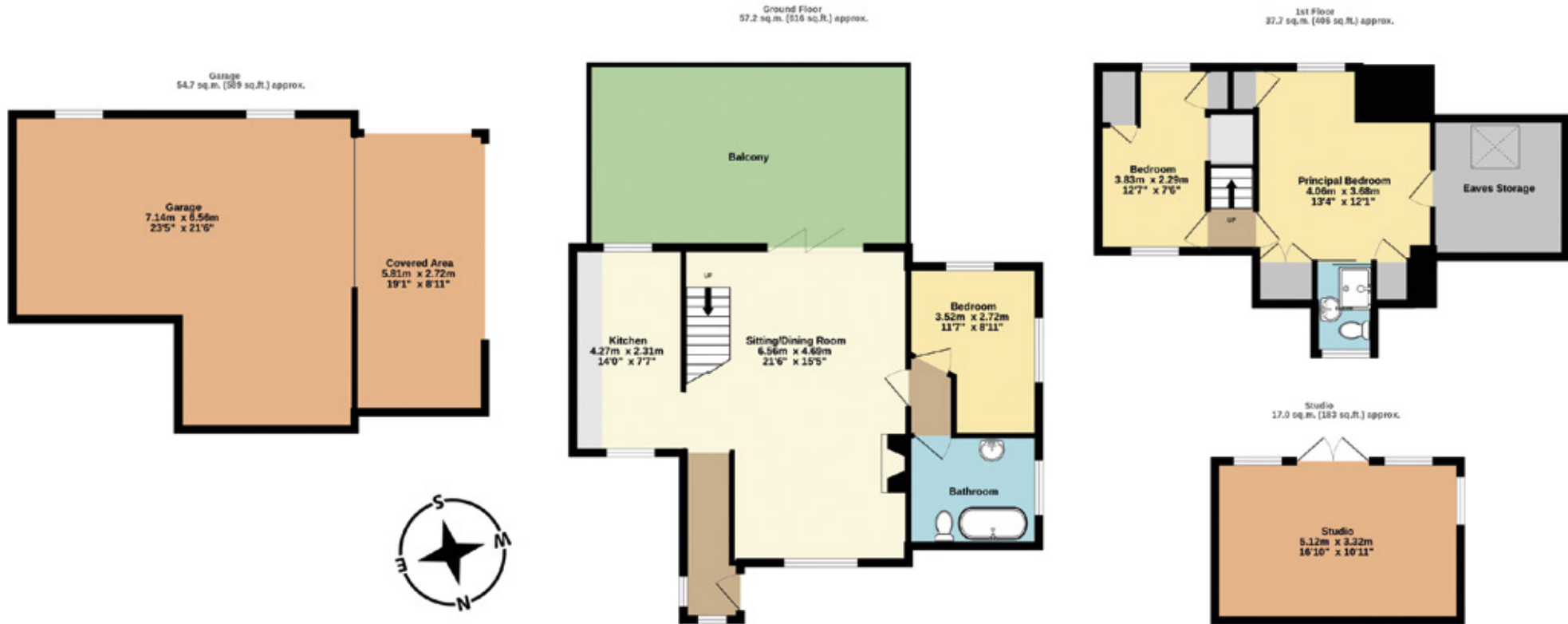


## Approximate Gross Internal Floor Area

166.7 sq m (1794 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated July 2023.

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