



MYRTLE COTTAGE

Ashprington, near Totnes, Devon



AN ATTRACTIVE WELL PRESENTED PERIOD HOUSE WITH STUNNING ROLLING HILLSIDE COUNTRY VIEWS ON THE EDGE OF A PRETTY AND PROPULAR SOUTH HAMS VILLAGE

Summary of accommodation

Ground Floor: Dining room/store room | Hallway | Sitting room | Kitchen/breakfast room | Boot room | Utility room

First Floor: Conservatory | Principal bedroom/bathroom | Three further bedrooms | Family bathroom

Outside: Double garage and studio | Gardens with terraces | Parking | Pasture

Distances: Totnes 3 miles, Dartmouth 14 miles, Salcombe 21 miles, Plymouth 26 miles, Exeter 32 miles
(All distances are approximate)

Guide price £1,200,000

SITUATION

Ashprington is a charming and pretty village set amidst the lovely rolling countryside of the South Hams, about 3 miles south of Totnes, near to the River Dart Estuary and Harbourne River and set above the estuary, where the Bow Creek joins the river.

The village contains a popular 18th century pub and restaurant, The Durant Arms, and a church and has a quintessential English village feel, with pretty cottages and welcoming community. There is another traditional 17th century pub at Bow Bridge, The Waterman's Arms, and also the Maltsters Arms at close by Tuckenhay, both overlooking the river.

Three miles away is the lovely, vibrant, Elizabethan market town of Totnes on the River Dart, with excellent shopping, culinary, leisure and educational facilities and a Norman castle. There are many independent shops, a market and it is well known for its ethical products, wholefoods and fair trade goods. There is a golf course at Dartmouth Golf and Country Club, about 10 miles away.

The beautiful River Dart Estuary is known for its spectacular scenery, wildlife, sailing opportunities and attractive riverside villages such as Tuckenhay and Dittisham. Within easy reach, at the mouth of the Dart Estuary, is the historic naval town of Dartmouth, home to Britannia Royal Naval College and deep water port and marinas attracting sailors from all over the world and considered one of the prettiest in Europe. Hosting its annual Royal Regatta, it has an excellent selection of shops, restaurants, pubs, boutiques and galleries.

The South Hams area of South Devon is known for its beautiful rolling countryside, pretty villages and towns and spectacular coastline with beaches, coves, estuaries and rocky cliffs offering wonderful opportunities for walking, sailing and other water sports. Within easy reach to the north is Dartmoor National Park, renowned for its gorgeous scenery.



THE PROPERTY

Myrtle Cottage is an attractive house with a garden affording a great deal of privacy. It is set in a peaceful location on the edge of the village and believed to date from the 1840's. Its rooms are well proportioned and presented, with sashed windows and lovely countryside views.

In front of the house is a parking area. The front door from the slate floor entrance porch opens into the elegant dining room, with illuminated display alcoves. A store room to the rear of the dining room has shelving and wall and floor cupboards. An attractive archway leads from the dining room to the stairwell and sitting room. The sitting room is well proportioned and has a large inglenook fireplace with wood burner. There are built-in bookcases either side and another on a side wall. The rear wall has an alcove with cupboard and large display top with twin windows in the side wall to the boot room, featuring hand painted birds, adding interest.



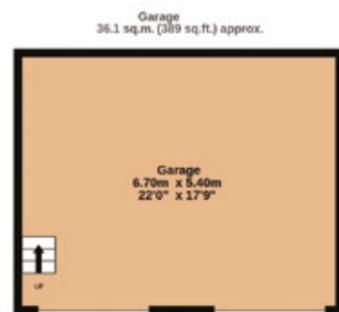
At the front of the house facing South West is the sunny, large, well fitted-out bespoke kitchen/breakfast room with views across the countryside. There is an oil-fired range for cooking and heating. A door leads to the boot room housing the back door and beyond to the utility room, which is also a cloakroom. Both of these rooms are fitted with very substantial storage systems.

From the hallway stairs rise to the first floor landing which accommodates the door to the lovely conservatory with underfloor heating, a superb addition to the house. There are two sets of French doors to the garden and terrace with its beautiful balustrade and an additional upper paved patio on the mid terrace, both affording spectacular views over the surrounding rolling South Hams countryside and providing wonderful outdoor sitting and dining areas.

To the rear of the house is the principal bedroom with a large range of fitted wardrobes and an en suite bathroom. The bedroom window overlooks the garden.



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



Approximate Gross Internal Area
261.6 sq.m. (2816 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



There are three further bedrooms and a family bathroom with underfloor heating. The two double bedrooms and the single, which is currently used as a study, with their sash windows overlook the rolling countryside. The southerly bedroom has a glazed shuttered door leading onto the terrace and garden. Roof access to the floored loft is from the landing.

Around the house are terraced, lawned gardens, interspersed with ornamental trees, shrubs and plants and from where there are also lovely rural views. The magnificent flowering cherry tree gives dappled shade in the summer. Down the lane is the double garage with additional parking and turning area. Above the garage is the spacious heated studio with roof lights to the north and windows to the south west. Easy access is from the south end of the garden, with porch and lobby, complete with WC. The studio would be ideal for working from home. Up the steps from road level is the insulated potting shed for garden tools and below the house, on the other side of the lane is a pasture.





PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired heating.

Local Authority: South Hams District Council: 01803 861234

Council Tax: Band G

EPC: E

Directions: TQ9 7UL

What3words: ///amends.supported.surcharge

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