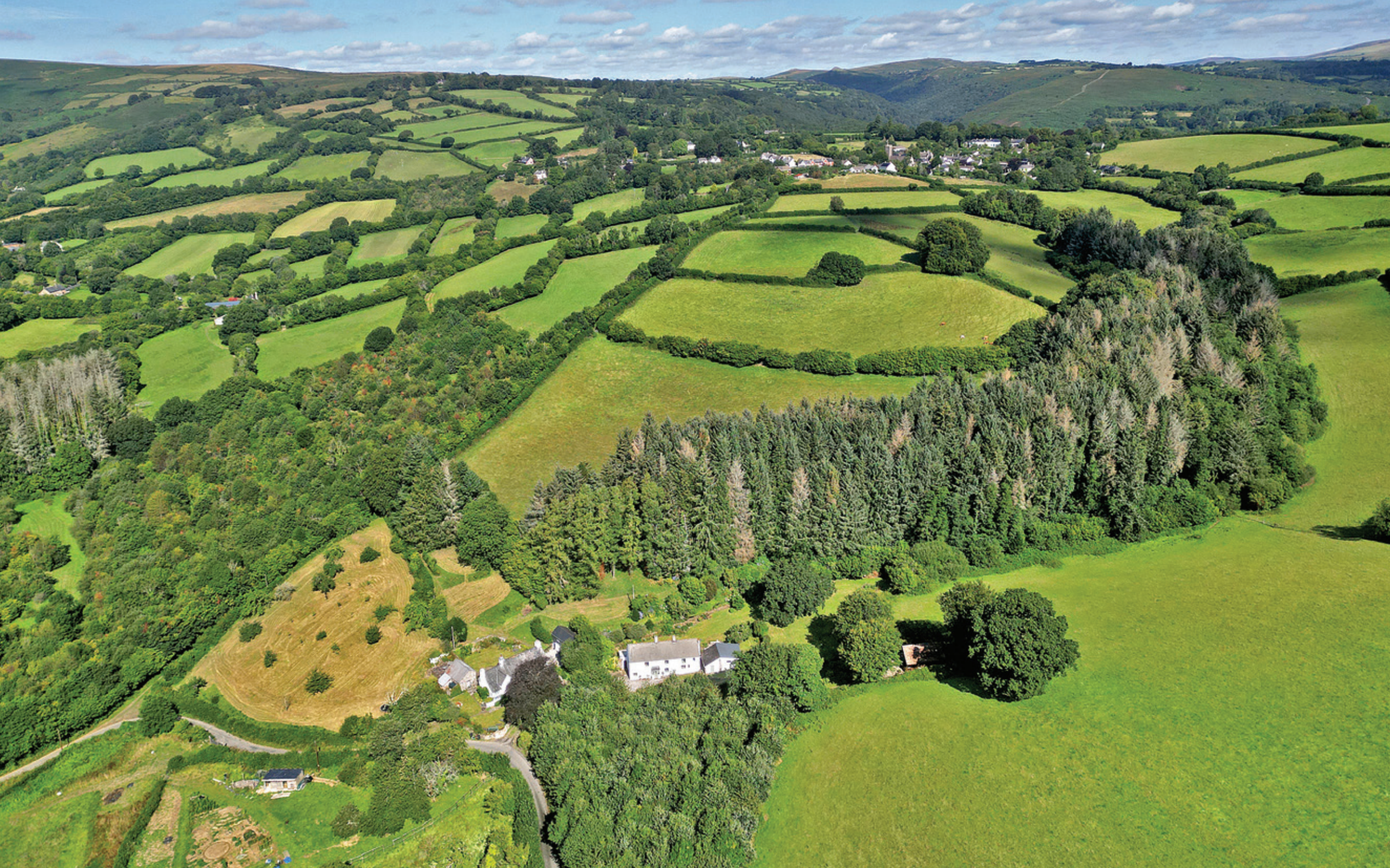




Langaforde Cottage, Scoriton, Devon



A refurbished, unlisted period cottage set in 1.72 acres with a studio annexe **set in a gorgeous rural setting**

Summary of accommodation

Reception Hall | Boiler Room | Study | Snug/bedroom | Bedroom | Plant room

Porch | Hall | Sitting room | Snug | Kitchen/dining room | Conservatory | Boot room

Utility room | Cloakroom

Landing | Principal bedroom with en suite shower room | Two further double bedrooms

Family bathroom

Studio with mezzanine incorporating sitting room, two bedrooms and shower room | Parking

Double garage block with log store | Garden | Vegetable garden | Woodland

In all about 1.72 acres (0.7 hectare)

Distances

Scoriton and friendly local pub, The Tradesman's Arms (0.4 mile) and Holne, well known pub'

The Church House', community shop and Tea rooms (0.6 miles), Buckfastleigh 2 miles, Totnes

8.5 miles, Paignton 15 miles, Torquay 17 miles, Plymouth town centre 25 miles, Exeter city centre

25 miles, Exeter Airport 28 miles (All distances and times are approximate)



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Location

Langaforde Cottage is situated amidst unspoilt countryside on the eastern side of the Dartmoor National Park. It is only two miles from the small market town of Buckfastleigh and conveniently midway between the larger centres of Plymouth and Exeter. Buckfastleigh has a selection of amenities including two convenience stores, several pubs, farm shop, medical centre and a train station on the heritage South Devon Railway. Ashburton which is also nearby has an excellent range of facilities including independent restaurants such as Emilia, Rafiki's and the Old Library as well as coffee shops, a delicatessen, butcher, artisan bakery, a fish deli and cookery school. Totnes provides a wide range of facilities and is a thriving market town.

For wider needs Plymouth and Exeter both have an excellent selection of shops, businesses and cultural activities as you might expect from two provincial cities. For transport links the A38/Devon Expressway skirts the eastern edge of Buckfastleigh providing swift access to the west country's main road network. Exeter has two railway stations, with Exeter St David's providing services to Paddington (2 hours 7 minutes) and Exeter Central to Waterloo (3 hours 17 minutes). In addition, Junction 30 on the M5 is to the east of the city as is Exeter International Airport. There is a wide choice of schools from the independent sector including Exeter School, The Maynard and Exeter Cathedral School.

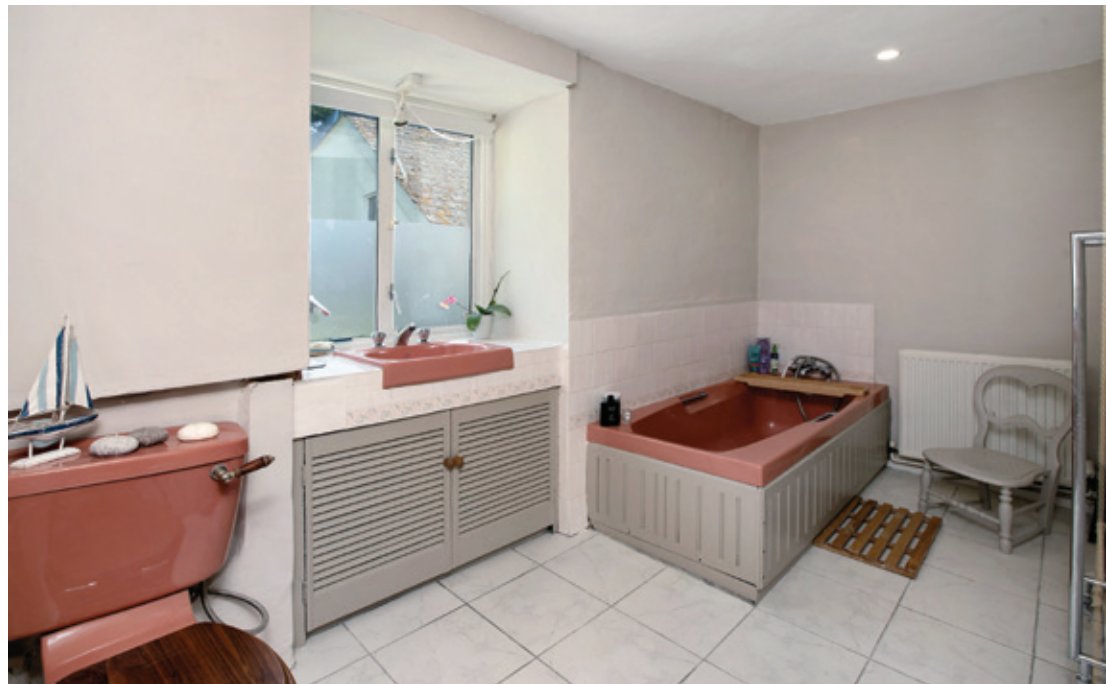
Langaforde Cottage

Set amidst beautiful, unspoilt countryside and positioned well back from a little used lane, Langaforde Cottage has an idyllic setting that could be described as almost perfect. It is tucked away behind and slightly above its only neighbour, set on the side of valley called Gibby Combe that carries a pretty stream called Holy Brook. The cottage is a lovely example of a traditional Dartmoor longhouse, dating back to before the 16th century and is not listed. It is built of local stone protected by white-painted render and has green-painted timber windows and a tiled roof. It nestles into the side of the valley and to its front is an area of woodland that provides both privacy and protection from the worst of the British weather.



The cottage predominantly faces southeast and southwest, catching the best of the natural light throughout the day with views out, especially from the first floor, across the grounds to the beautiful countryside beyond. The ground floor of the cottage is dominated by the sitting room and the adjacent kitchen/dining room. Both rooms have beamed ceilings and inglenook fireplaces. In addition, there is a cosy snug off the other side of the hall and both the snug and the sitting room fireplaces are fitted with wood burning stoves. The kitchen has a tiled floor and is fully fitted with farmhouse-style units under timber work surfaces, a range of built-in electric appliances and a two-oven, oil-fired Heritage stove. At the back of the cottage are the large conservatory and a good-sized L-shaped boot room incorporating a separate utility room and cloakroom.

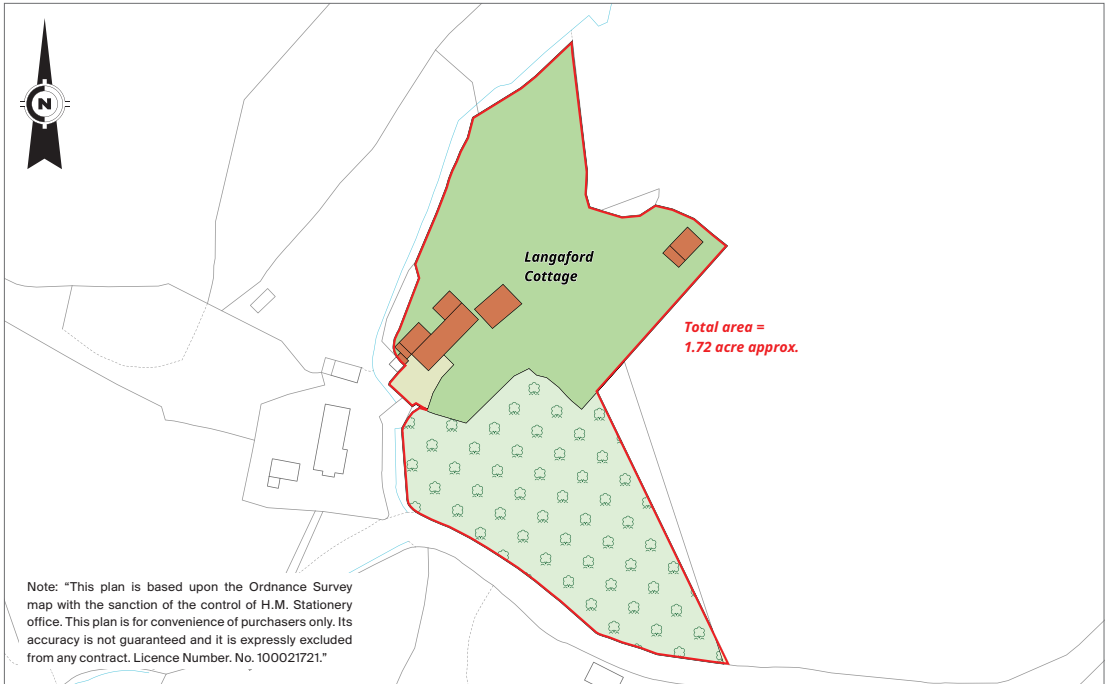
The upstairs landing extends along the rear of the cottage and is well-lit by natural light. Off it are three double bedrooms. The principal bedroom is an excellent size and has windows on two sides with lovely far-reaching views and its own en suite shower room. The other two bedrooms both have southeasterly views and share the family bathroom.





Studio Annexe, Garage & Grounds

Langafor Cottage is approached via an unmade approach drive passing through a timber five-bar gate leading to a gravelled parking area with space for several cars. The grounds surround the property and are roughly split 60/40 between garden and woodland. The garden is designed to minimise maintenance and are comprised of lawn scattered in part by a series of rockeries. At one end of the house and joined to the parking area by a stretch of driveway is a double garage block incorporating a good sized log store. Behind and to one side of the cottage is a paved terrace with space for both seating and dining along with wonderful views out over the surrounding countryside. About 50 yards away from the cottage on the far side of the garden is a charming timber studio/guest annexe with a veranda and its own paved terrace. The studio currently serves as a guest cottage. It is well insulated and panelled with tongue and groove boarding with a small sitting room, two bedrooms and a mezzanine floor. The southern corner of the grounds are covered by an area of sloping native mixed plantation. In all the grounds extend to about 1.72 acres (0.7 hectare).



Services

Mains water and electricity. Private drainage. Oil-fired central heating and a Heritage Oil burning stove.

Directions

Postcode: TQ11 OHY

what3words: ///chuckling.swarm.commutes

Take the A358/Buckfastleigh exit off the A38/Devon Expressway. Follow the signs to Buckfastleigh continuing along the A3380/Dartbridge Road. At the end of the road cross over the River Dart to a small roundabout. Take the third exit off the roundabout onto Buckfast Road, signed to Buckfast. Drive for half a mile to the next roundabout and then take the first exit staying on Buckfast Road. After about 150 yards continue onto Higher Mill Lane. After a further third of a mile turn right at the crossroads signed to Scoriton. Continue straight on for just over two and a quarter miles and then turn left over a stone bridge by a white-painted house with blue window frames. The property will be found at the end of the approach drive after 40 yards.

Property information

Tenure: Freehold

Local Authority: South Hams District Council (www.southhams.gov.uk)

Council Tax: Band G

EPC Rating: E

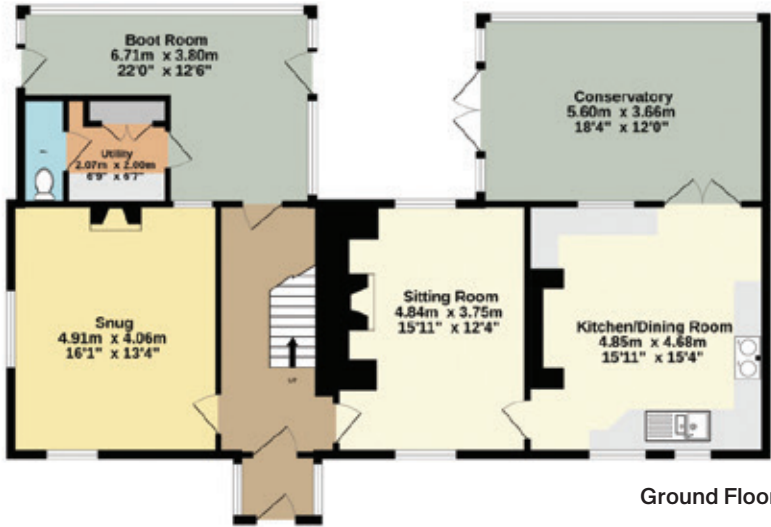
Guide Price: £850,000



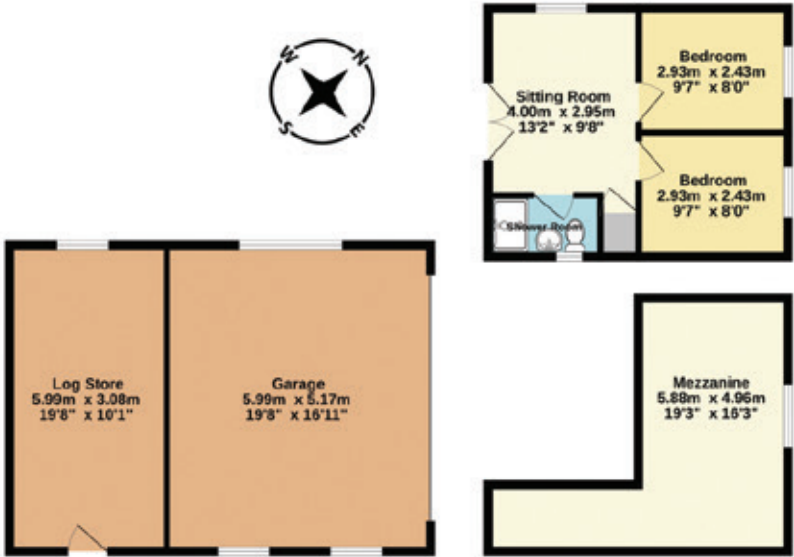
Approximate Gross Internal Floor Area:
3069 sq ft / 285.1 sq m

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

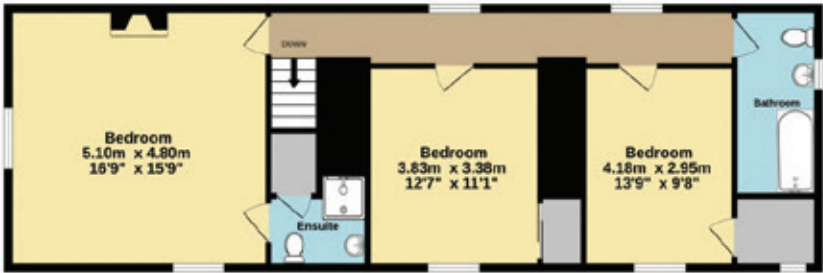


Ground Floor



Garage / Log Store

Studio & Mezzanine



First Floor



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 September 2024. Photographs and videos dated August 2024.

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