MARWOOD COTTAGE

gth

WRANGATON









Marwood Cottage, Wrangaton

South Brent, Devon, TQ10 9HJ

Ivybridge 3.3 miles; Plymouth 17.5 miles; Exeter 31.4 miles

3 | 4 | 1 | 207 sq m

Set within 0.8 acres of extensive private grounds Marwood Cottage is a characterful detached property found within the sought-after village of Wrangaton, enjoying panoramic countryside views in the foothills of Dartmoor National Park.

Freehold, Guide Price £660,000

DESCRIPTION

Upon entry into the property a welcoming porch greets you and provides a space to remove coats and shoes before entering the home. A door leads from the porch directly into the main living space, being a large open-plan lounge/diner with attractive beamed ceilings and three windows to the front, allowing natural light to flood in. There is a feature fireplace with a wood-burning stove in the living area, and the stairs to the first floor are set adjacent to the dining space. A door then leads through into a well proportioned kitchen which boasts modern fixtures and comprises a range of wall and base units with spaces for appliances including an oven, fridge, washing machine and dishwasher. Additionally there is a ceramic sink. A door leads from the kitchen directly to the rear gardens, then double doors link the kitchen with a cosy formal dining room. The dining room enjoys a gorgeous stone fireplace with wood-burning stove and enjoys three windows to the rear which flood the room with sunlight. Doors from the dining room and the main lounge/diner both link to the side of the property where a couple of very useful extra spaces can be found, including a bright and spacious studio/study which enjoys a vaulted ceiling and is wonderfully bright. A lobby connects the studio with a garden room/storage room which benefits from double opening doors directly onto the lane at the side, formerly a garage.

On the first floor a central landing gives access to the accommodation on this level, including four bedrooms which are all nicely proportioned, alongside a stylish family bathroom which comprises a free-standing rolled top bath with overhead shower, toilet and basin.

OUTSIDE

Approaching Marwood Cottage from the front, a path leads to the main entrance and either side of this path are pretty mature garden areas which boasts a range of colourful plants and bushes. The gardens wrap around to the side of the property where an attached boiler room can be found, which as its name suggests houses the oil-fired boiler. At the rear of the property, a gated driveway provides off-road parking for numerous vehicles and leads to a detached double garage and a useful workshop - both of which are fitted with power and light. Steps lead from the driveway down to the rear of the property, then the remainder of the expansive gardens gently slope upwards and provide a variety of areas to enjoy; including a large lawn, a large seating area, summer house, an orchard and woodland garden which is filled to the brim with wildlife and native plants. There is also gated access at the very top of the garden onto Golf Links Road.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Oil fired central heating. Private drainage via a septic tank.

Council Tax: South Hams District Council - **Band E**

SITUATION

A truly fabulous location, Marwood Cottage sits in an elevated position with far-reaching views in Wrangaton and on the corner of Wrangaton Road and Golf Links Road known as Marwood Cross. This peaceful yet convenient location affords the property with easy access to both the nearby town of Ivybridge and the A38 dual carriageway, whilst still offering the peace and tranquillity of rural cottage. A regular bus service operates through Wrangaton, connecting the village with Ivybridge and numerous other locations across the South Hams, as well as the nearby city of Plymouth. Set between Ivybridge and the village of South Brent, residents of Wrangaton have a choice of amenities in the nearby area. South Brent is a large village which runs parallel with the A38, and provides a number of small shops and other amenities. Ivybridge boasts a







bustling high street with a large range of shops, cafes, restaurants and other amenities, including sporting facilities at either the leisure centre or Macaulays gym at Dinnaton. There are several popular schools which serve the area, including the sought after South Brent Primary School which currently boasts a good Ofsted report, and Ivybridge Community College which is also rated good by Ofsted.

DIRECTIONS

What3words:///**thunder.hopping.doghouse**

ADDITIONAL INFORMATION

Broadband: Superfast broadband is available—highest available download speed 36 Mbps, highest available upload speed 7 Mbps. (Ofcom).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding







VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

8 Erme Court, Leonards Road

Ivybridge, Devon, PL21 0SZ

Email: residential.ivybridge@gth.net

Tel: 01752 393737 | Ref: IVB250077

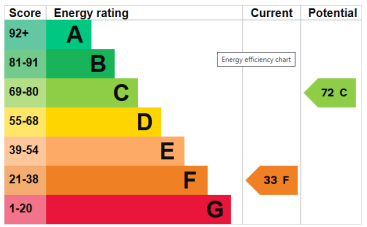
GREENSLADE TAYLOR HUNT

www.gth.net

Marwood Cottage, TQ10

Approximate Gross Internal Area = 157.2 sq m / 1693 sq ft
Approximate Garage Internal Area = 26.2 sq m / 283 sq ft
Approximate Outbuildings Internal Area = 23.9 sq m / 258 sq ft
Approximate Total Internal Area = 207.3 sq m / 2234 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.
Produced by Devon Property Photography

gth

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.









