



WOODS
DISTINCTIVE HOMES

**Dacombe Mill
Dacombe Mill Lane
Coffinswell
TQ12 4SY**

£650,000 - £660,000

Woods are delighted to offer to the market, this quintessential chocolate box cottage set within the secluded yet convenient Hamlet of Dacombe. Brimming with Character & Charm the ground floor of the cottage briefly comprises a spacious living room with wood burning stove, country style kitchen, downstairs double bedroom/office, utility room, cloakroom and downstairs bathroom, whilst the first floor offers two generous double bedrooms. The property sits within approximately an acre of grounds with luscious lawns, pond and stream at the bottom.

- **Secluded Cottage**
- **Quiet Hamlet Location**
- **Grade II Listed**
- **Brimming with Character & Charm**
- **Two/Three Bedrooms**
- **Large Lounge/Diner**
- **Country Style Kitchen & Utility**
- **Ground Floor Bathroom & Cloakroom**
- **Approximately An Acre Of Grounds**
- **Ample Parking & Double Garage**



Location - Dacombe is a very quiet Hamlet which neighbours Coffinswell with its very well regarded pub & restaurant and the Village of Kingkerswell with an array of facilities including convenience store, petrol stations and a selection pubs and restaurants. Access in and out of the area is also very convenient with roads linking to neighbouring towns of Torquay & Newton Abbot.

Accommodation - Upon entering the property you find yourself in the spacious living/dining room benefiting from lots of character including low beamed ceilings and feature wood burning stove inset to the inglenook fireplace. Stairs lead to the first floor and doors lead to a kitchen offering country style base and wall mounted cupboards with roll top work surfaces with inset sink, drainer and mixer taps, within the kitchen is a free-standing cooker. From the kitchen a door leads to a very useful utility room with space and plumbing for washing machine, dryer and other appliances, from her there is a door leading to a cloakroom with WC and hand basin.

The property has a five piece ground floor bathroom comprising a panelled bath, shower cubicle, wash hand basin, low level flush WC and bidet. In addition there is a good size room which is current used as an office but could equally be used as a ground floor double bedroom.

The first floor offers two double bedrooms with scope to include a small en-suite (Subject to relevant permissions).







Step Outside - To the side of this Cottage is a generous amount of parking and a double garage which benefits from power, lighting and a mezzanine loft storage area. Beyond this and to the rear is a generous size garden which leads down to a stream. Across the lane from the front of the property is a further detached garden mainly laid to lawn and mature shrubs and trees, but includes a good size pond and also leads down to the stream.

Property Information -

This property is Grade II Listed

Water Supply - Natural Spring Water Fed

Drainage - The property feeds to a septic tank system

Heating - Upstairs radiators are gravity fed directly from the wood burning stove, whilst down stairs has electric panel heaters.

GENERAL INFORMATION

Tenure: Freehold

Council: Teignbridge District Council

Council Tax Band for the period 01/04/2023 to 31/03/2024 financial year is £2,724.77

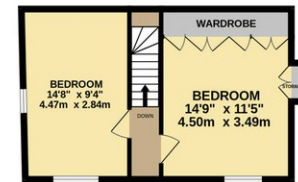
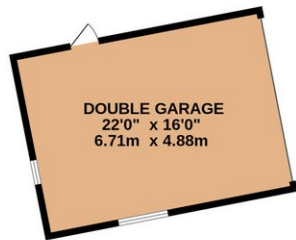


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GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.

1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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