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# SWALLOWMEAD COTTAGE

DIPTFORD, NEAR TOTNES • TQ9 7PB







# SWALLOWMEAD COTTAGE

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## GROUND FLOOR

Porch | Dining Room | Kitchen | Living Room | Study | Downstairs Toilet And Storage

## FIRST FLOOR

Three Bedrooms 1 En-Suite | Family Bathroom

## KILN COTTAGE

Living / Dining Room | Kitchen | Shower Room | Bedroom

## EXTERNAL

Large Private Driveway | Large Car Port | Outbuilding | Beautiful Manicured Gardens | Patio Area







“A quintessential cottage secluded deep in the rolling countryside, offering the perfect escape for those seeking tranquility and simplicity”...

Swallowmead Cottage is a rare gem that embodies the timeless charm of a classic Devon cottage. Set on approximately 0.7 acres of picturesque land, this property welcomes you through a gated driveway into a spacious courtyard. Here, you'll find a large covered 4-car port/garage, ample storage and generous parking space.

- Privately secluded with neighbours nearby
- Incredible rural views
- Period features
- Self-contained 1 bedroom apartment
- Stunning wraparound gardens
- Long picturesque driveway
- Detached garage for 4 cars













The main house offers a delightful blend of rustic and modern features. Enter through the charming porch with its historic wooden door and step into the dining room where original flagstone flooring and log burner create an inviting atmosphere. The kitchen has high ceilings, exposed beams and beautiful views that transitions seamlessly into a utility area with access to the rear garden. The dining area flows into another living space, bathed in natural light and featuring a grand fireplace with a log burner. A step down reveals an office space, complemented by a convenient downstairs toilet and ample storage.

Upstairs boasts a double bedroom with vaulted ceilings, exposed beams, en-suite shower room and garden views. There is a spacious family bathroom with a bath and shower, along with built-in storage. The spacious master bedroom benefits from high ceilings and built-in storage. Additionally there is a third double bedroom to complete the main house accommodation.

Attached to the main house is Kiln Cottage, currently serving as a one-bedroom annex or holiday let. This charming space includes a welcoming living room with a log burner fireplace, kitchen and a downstairs shower room and toilet. A curved staircase leads to a generously sized bedroom with vaulted ceilings and built-in storage. A hidden door from the kitchen connects to the main house's kitchen, offering the flexibility to maintain the annex or seamlessly revert to a single, spacious 4-bedroom residence.

Externally, Swallowmead Cottage boasts a manicured wrap-around garden with various areas to relax and unwind, a raised vegetable patch with scenic views, a flat south-facing lawn bordered by a tranquil stream, a rear patio and another raised lawned area overlooking neighbouring agricultural fields. Additionally, a large stone outbuilding and a wooden shed provide further storage solutions.



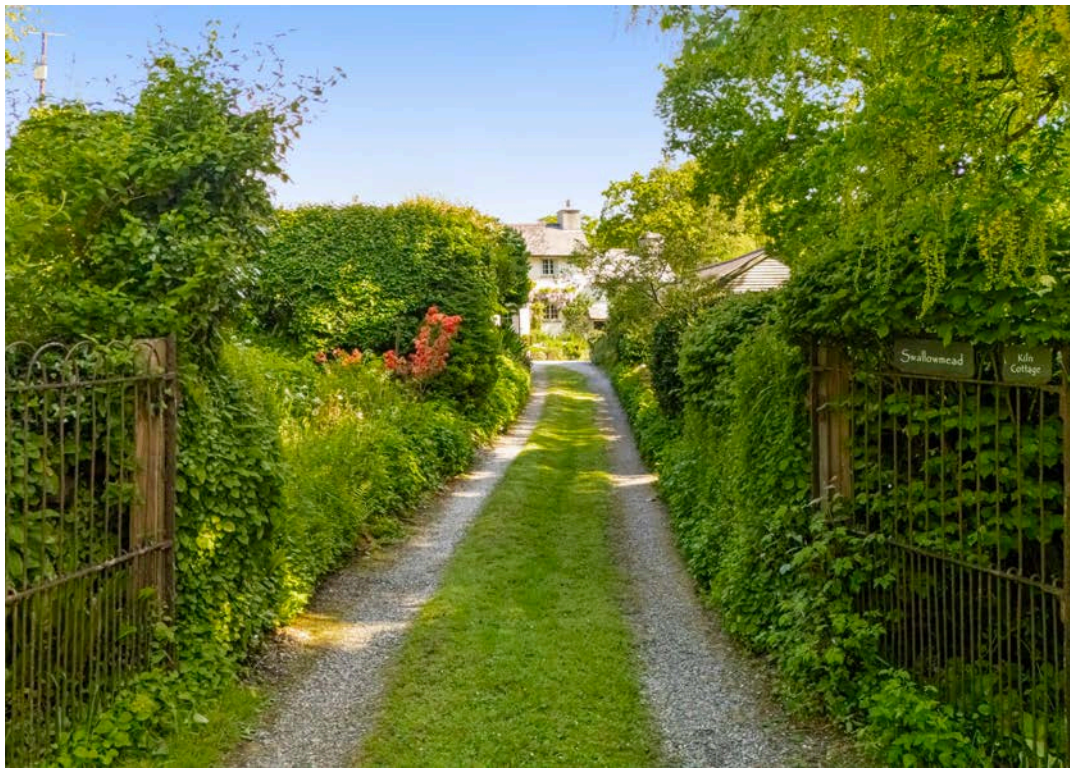














# DIPTFORD AREA

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Diptford is a charming small village situated in the heart of the South Hams. Known for its picturesque and unspoilt countryside, Diptford provides a quintessential rural experience. Despite its peaceful setting, the village benefits from its convenient proximity to the bustling town of Totnes, located just a short drive away. Totnes is renowned for its vibrant arts scene, historic architecture and eclectic mix of independent shops, cafes and markets. This accessibility allows residents of Diptford to enjoy the best of both worlds: the serenity of rural living and the amenities and cultural offerings of a dynamic town. The ease of reaching Totnes from Diptford enhances the village's appeal, making it an attractive location for those who appreciate a quiet countryside lifestyle without sacrificing access to modern conveniences and activities. Additionally, Totnes offers excellent rail links to London, making it easy for residents to travel to the capital for work or leisure.

Salcombe 16.1 miles - Totnes 6.7 miles (Railway link to London Paddington) - Dartmouth 12.5 miles  
Kingsbridge 10.4 miles. - Exeter 31.6 miles - Plymouth 18.6 miles





TOTAL APPROXIMATE AREA: 200.6 SQ METRES 2159.7 SQ FT



Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

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

EPC: TBC

Viewings: Very strictly by appointment only

Directions: From Totnes or the A38 drive to the village of Avonwick. At the bridge over the river take the turning signposted for Diptford. Drive on this lane for almost exactly 1 mile and take the left hand turning on the sharp right-handed bend. Swallowmead will be found on the left hand side after 100 yards.

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