



Foxwood

RENDELLS

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1 Church Quillet, Blackawton, Totnes, TQ9 7BT

A spacious semi-detached four bedroom versatile family home offering driveway parking for three vehicles and garage. Courtyard gardens. Spacious ground floor living accommodation with conservatory set in a slightly elevated position in the desirable village of Blackawton.

- Four Large Bedrooms
- Two generously sized Bathrooms
- Three Reception Rooms
- Integral Garage
- Driveway parking
- Courtyard gardens
- 16 Solar Panels
- Set in a quiet cul-de-sac location
- Desirable village
- Good size family home

Offers in the Region of £450,000

Totnes 8.2 miles approx., Dartmouth 6.3 miles approx., Kingsbridge 8.2 miles approx., Exeter 37.2 miles approx., and Plymouth 25.5 miles approx. (London Paddington via Totnes Train station approx. 2.45 hours).

Situation

The village of Blackawton has a highly regarded Primary School part of the Academy collection. The secondary Schools are located in Dartmouth and Kingsbridge with a Grammar School at Churston, Torquay. The nearby Town of Dartmouth offers a range of shopping facilities and a Marina. Nearest Marina for the property is Blackness Marine located at East Cornworthy. Mainline Rail Link from Totnes Station to London Paddington approximately 3 hours. There are plenty of country walks and Bridle Paths. The nearby Dartmouth Best Western Golf and Country Club with an 18-hole Golf Course and Spa, and a Family Day out at the Woodland Leisure Park also a short drive away.

Description

The property has been a much loved family home in recent years. It has been extended in the past providing additional bedroom accommodation. Plenty of driveway parking. The property has quality fixtures and fittings throughout. Enjoying good ceiling heights and has a light and airy feel throughout all the



accommodation. Integral garage with electric roller shutter door. This is truly a well equipped family home.

Viewing is highly recommended to appreciate the flow and size of this modern family residence.

Accommodation

Double glazed front door into inner porch with tiled floor and plenty of space for boots and coats. Double doors opening into the main hall with ground floor W.C., vanity unit, heated towel rail, sliding doors to a coat closet storage. Understairs cupboard. The tiled floor leads through to the kitchen with views over the rear courtyard gardens and countryside beyond. With a range of wall mounted and undercounter units with quartz effect worktop, four ring electric hob and extractor fan over, integrated built-in double oven, useful storage draws and refuse draw. Integrated fridge and three drawer freezer with an integrated undercounter washing machine. Sitting/Dining room spanning the full width of the property with bay window overlooking the front mature gardens and driveway with a focal fireplace and inset Dimplex electric heater. Large dining area with double patio doors opening into a conservatory with tiled floor. Double doors opening out onto the patio and courtyard gardens. Leading off from the kitchen is a family room with desk height sockets so it could easily be used as a Home Office or further utility space if required. Water tap in the corner. Integral door leads though to the garage with roller shutter doors. A range of under counter and wall mounted storage units and draws with extractor fan over. This space is connected to the family home and offers potential for a possible self-contained annexe (subject to any necessary planning consents). The family room also has a door leading out onto the rear courtyard garden. Stairs rise from the main hall to a halfway landing.

First Floor

Halfway landing leading to the left-hand side of the property, leads up to a landing with storage cupboard housing a hot water cylinder. Good size Family Bathroom with large shower enclosure and sliding door, electric shower, corner bath with mixer filler taps and pop-up waste, W.C. Useful storage cupboard with chrome towel rail. Three large bedrooms, two with built in wardrobes, and the third one offering plenty of space for additional draws and wardrobes. On the landing there is access to the loft hatch, it may provide further opportunity to extend the staircase (subject to any necessary planning consents). The loft is fully insulated and boarded out making a superb storage space. From the halfway landing to the right of the property stairs rise to the Master Bedroom which has built-in wardrobes, recently installed a new bed and draws with dressing table (please note this furniture will be staying in situ). Taking in some far-reaching views over the village and surrounding countryside. Bathroom, which is three quarter tiled with a large walk-in shower, hand wash basin, W.C., and useful storage. Large chrome towel rail. Mirror with additional lighting.



Gardens and Outside

The property is accessed over the front driveway with plenty of parking for three vehicles with a pathway leading around the side to the rear courtyard garden taking in some views over the village and surrounding countryside. Outside tap and external electrical socket. Electric roller shutter door to the garage. The property also owns the mature border surrounding it.

Tenure

Freehold.

Energy Performance Certificate

Energy rating E.

Council Tax

Band D.

Services

Mains electricity and mains water (metered). Mains drainage. 16 panels of Solar PVs. Radiator controls on the first floor controlled from central control units either side of the staircase. Electric heating.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Viewing Arrangements

Strictly by appointment with a member of the Rendells team on 01803 863888.

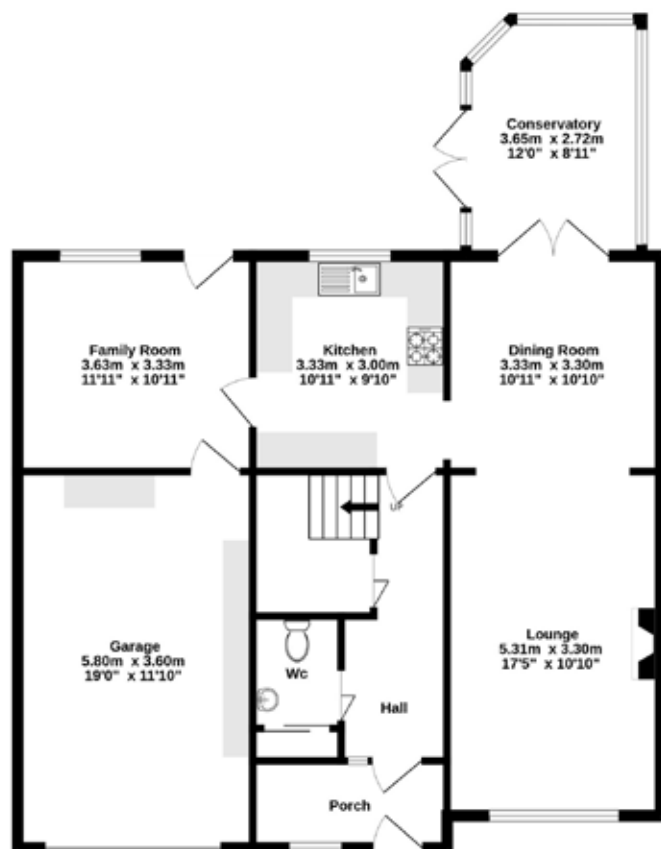
Directions

From Totnes take the A381 towards Kingsbridge/Dartmouth. Passing through the villages of Harbertonford and Halwell. Taking a left at Totnes Cross signed Dartmouth on the A3122. Continue on this road for approximately 2 miles at Forces Cross Turn right signed Blackawton. Continue for 1.1 miles at the 'T' junction turn right going down the hill into the village. Passing the village shop on your left and take the next right onto Park Lane and then take the second right into Church Quillet and the property can be found on the right.

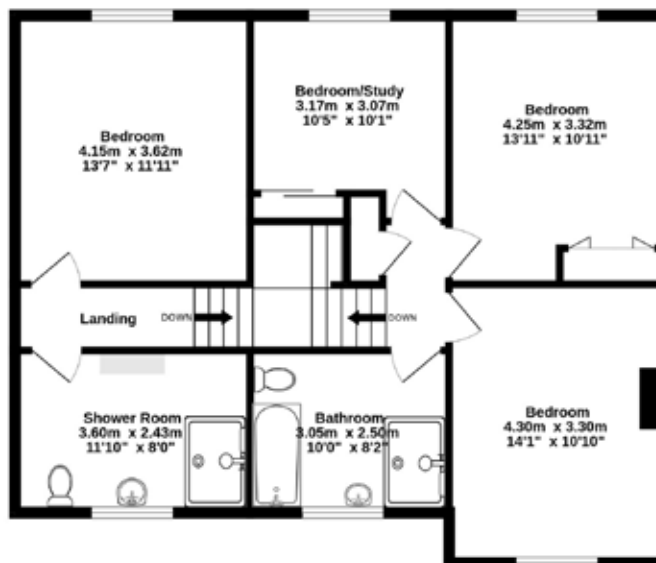
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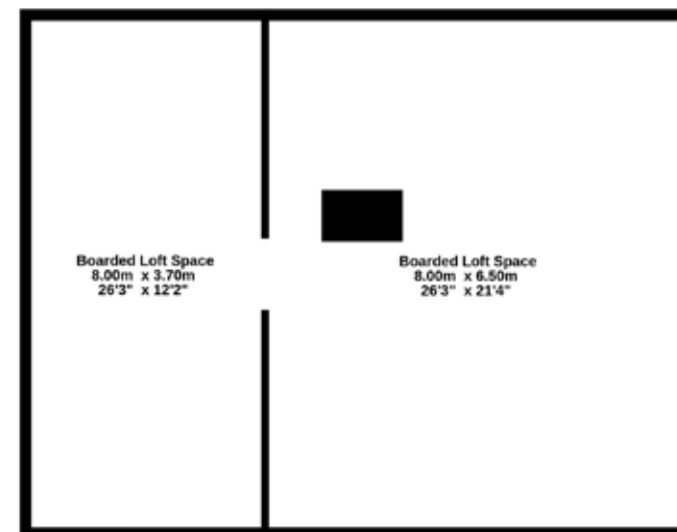
Ground Floor
98.3 sq.m. (1058 sq.ft.) approx.



1st Floor
79.1 sq.m. (852 sq.ft.) approx.



2nd Floor
80.6 sq.m. (867 sq.ft.) approx.



TOTAL FLOOR AREA : 257.9 sq.m. (2776 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
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57 Fore Street, Totnes, Devon TQ9 5NL
 Tel: 01803 863888
 Email: totnes@rendells.co.uk



www.rendells.co.uk

