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# DARTMOOR COTTAGE

FALLAPIT

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TQ9 7QS



# DARTMOOR COTTAGE

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## GROUND FLOOR

Entrance Hall | Kitchen/Dining Room | Living Room

## FIRST FLOOR

Bedroom 1 With En-Suite | Bedroom 2 | Family Bathroom/Airing  
Cupboard

## LOWER GROUND FLOOR

Bedroom 3 With En-Suite | Bedroom 4 | Workshop | W/ C And Utility

## EXTERNAL

3 Private Courtyards | Communal Gardens And Tennis Court | Allocated  
Parking | Visitor Parking







“A charming four bedroom barn conversion on the prestigious Fallapit Estate”...

Dartmoor is a charming semi detached barn conversion located on the renowned Fallapit Estate, just outside East Allington. Spanning three floors, the property is designed for easy living with a seamless flow and access to private outdoor spaces.

At the entrance, you'll find a private parking area with cleverly designed built-in storage and a gate leading to the front courtyard. This courtyard features additional built-in storage with a water supply and sink, also the ideal spot for morning coffee! It also provides access to a second courtyard. Inside, the front door opens to a spacious landing that leads to all the living areas. To the right, there is an open-plan kitchen and dining room with a newly fitted hand built kitchen, integrated appliances, a breakfast island with a smart tap, and ample space for a dining table. This area is filled with natural light.

On the other side, a living room with a log burner stove and French doors opens to the second courtyard.









Upstairs, there are two large bedrooms with vaulted ceilings and exposed beams with eaves storage. The master bedroom features an en-suite shower, a family bathroom and a storage cupboard housing the washing machine and dryer complete this floor.

The lower floor offers two additional double bedrooms. One has an en-suite shower room and French doors leading to the lower courtyard. The fourth bedroom has doors opening to an outbuilding currently used as a recreational room, with access to the courtyard as well. This courtyard is also very private and provides access to the car park area.

- Beautifully Presented 4 Bedrooms
- Tranquil Location
- 3 Private Courtyards
- Communal Tennis Court And Grounds
- Allocated Parking And Visitor Parking
- Close Proximity to Amenities And Beaches

Situated at the furthest corner, the cottage offers seclusion while still allowing convenient use of communal facilities, including tennis courts, gardens, a fire pit, and visitor parking.

Overall, the property is in good condition, well-proportioned, spacious, and filled with natural light. It has been a beloved family home but could also serve as a great lock-up-and-leave, an investment opportunity, or a main residence.









# FALLAPIT

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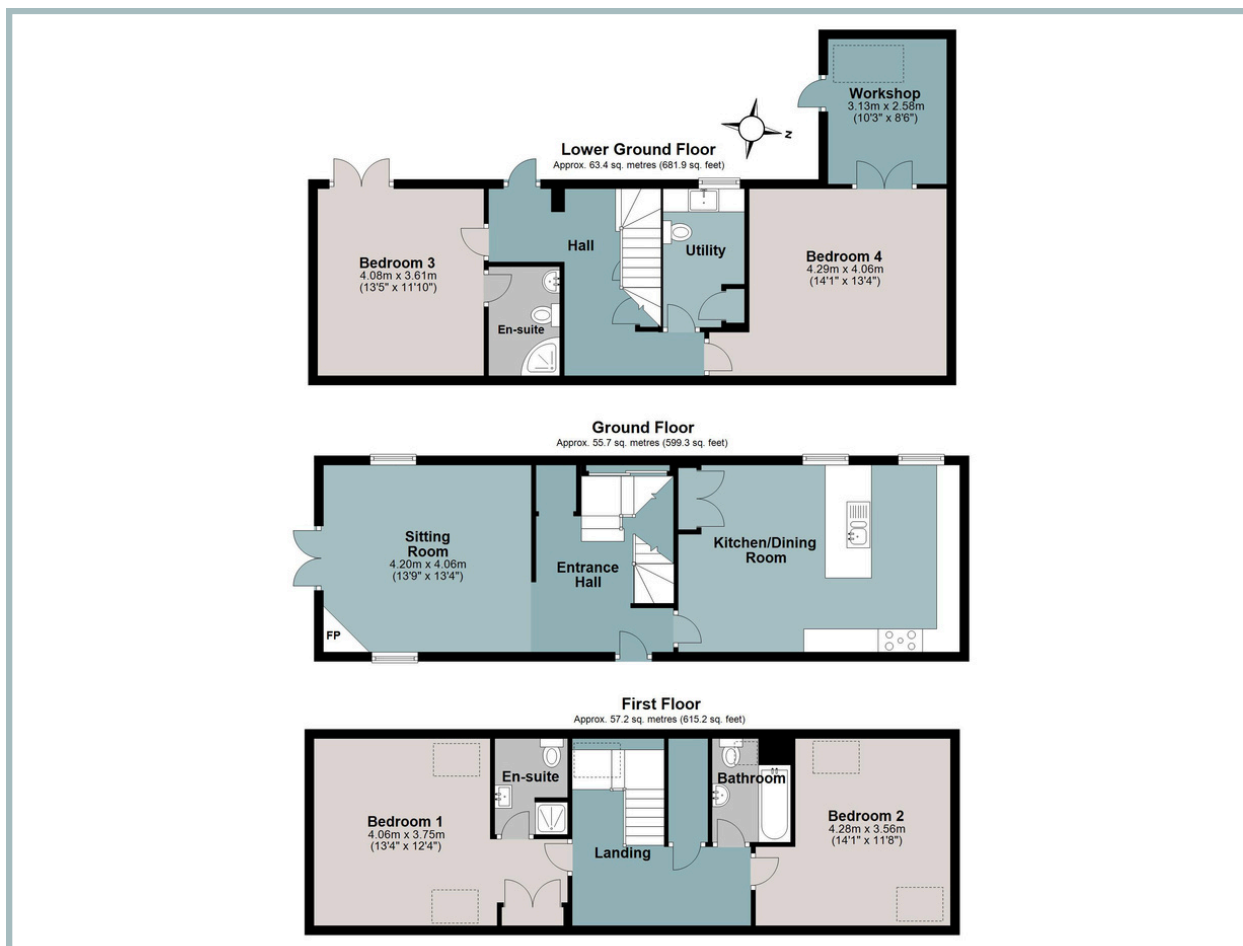
Fallapit Estate is approx. a short 10 minute walk to the village where you can find the local pub, primary school, store and beautiful walks. The Cottages comprise of 14 barns that were converted back in the 1990s and are set within wonderful communal grounds to enjoy and appreciate throughout the year. 4 Miles away is the market town of Kingsbridge with an array of amenities including independent shops, eateries, leisure centre, hospital, primary and secondary school, cinema, petrol station and two large supermarkets. In the other direction 9 miles away is Totnes where you can access similar amenities and the closest train station.

Salcombe 11.3 miles - Totnes 9.7 miles (Railway link to London Paddington) - Dartmouth 11.1 miles -  
Kingsbridge 4.4 miles





TOTAL APPROXIMATE AREA: 176.2 SQ METRES 1896.4 SQ FT



Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains Electricity And Water. Private Drainage. Air Source Heat Pump With Wet System Radiators Throughout.

Service Fee: Approx. £130 Per Month For Communal Areas And Private Drainage System. (Crown Property Management)

EPC: Current D (64) Potential C (75)

Viewings: Very strictly by appointment only

Directions: From Kingsbridge proceed on the A381 towards Totnes, drive through The Mounts then turn right towards Fallapit. Continue along the lane and take the second left hand turning into Fallapit Barns. On reaching the barns continue around to the left, continue past the barns and Dartmoor will be tucked around the corner.

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