



MEWS COTTAGE  
BUCKFASTLEIGH, DEVON

JACKSON-STOPS



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**MEWS COTTAGE**  
**BUCKFASTLEIGH, DEVON**

A WONDERFUL, GRADE II LISTED, CHARACTER COTTAGE  
TUCKED AWAY IN A MARKET TOWN ON THE EDGE OF  
DARTMOOR



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**SUMMARY**

- Rich in history and character
- Courtyard
- 5 bedrooms
- Convenient location
- Versatile and spacious accommodation





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## SITUATION

Located a short walk from the centre of the small South Dartmoor former mill town of Buckfastleigh, which lies off the A38 at the approximate mid-way point between Exeter and Plymouth. The town offers a good range of local amenities including Post Office, primary school, health centre, pharmacy, various cafes/restaurants, public houses, heated outdoor swimming pool, tennis courts and bowling green. There is an active local community with many clubs and societies, and the spectacular landscape of Dartmoor and beautiful Hembury Woods are close to hand.

The larger town of Totnes is around a twenty minute drive and has a mainline railway station, whilst the nearby town of Ashburton has some excellent independent shops and eateries.

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## DESCRIPTION

This pretty terraced cottage is centrally located and briefly comprises of the freehold interest of a lovely home, rightly recognised as of architectural merit by its Grade II listed status, rich in history and probably dating from the seventeenth century, if not earlier, with commercial and retail origins.

This charming period cottage has lovely original features and offers spacious accommodation. Constructed over two levels, with the loft space converted into further bedroom accommodation, Mews

Cottage is idyllically located with excellent access and terrific local amenities.

The property itself represents a fine lifestyle investment and enjoys extensive and well-presented accommodation. To the rear is a small courtyard accessed via shared access along a former cart way passage.

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## ACCOMMODATION

A gated entrance leads to very pretty mews along the former cart way passage. Crossing the threshold you are greeted by the generous farmhouse style kitchen/breakfast room, with plenty of space for a table, and warming wood burning stove. Beyond the kitchen there is a versatile formal dining room, perfect for entertaining with its fireplace and exposed beams. The room flows nicely through to the comfortable and cosy living room at the front of the house. A large bow window at the front floods the room with natural light and there is another multi fuel burner. This room was once used as a grocery shop.

On the first floor there are two generous double bedrooms with character features, including original fireplaces and window seats, a family bathroom and utility/laundry space.

Upstairs there are a further two large double bedrooms, as well as a smaller single. All the rooms have exposed beams and apexes. There is also a shower room and additional storage space.

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## GARDENS

The property comes complete with a secluded walled courtyard garden, believed to have once been a stable area or outhouse. The courtyard has a variety of plants, including a productive grapevine which provides welcome shade in the summer, along with a beautiful Wisteria. This area has been laid to patio to create a good sized seating area; a sun trap, perfect for al fresco dining.

There is a further storage area located just behind, which is suitable for storing logs and garden items.



## SERVICES

Mains water, mains gas, mains electricity, gas central heating.

## LOCAL AUTHORITIES

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX. Tel. 01626 361 101.

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc. are specifically excluded but may be available by separate negotiation.

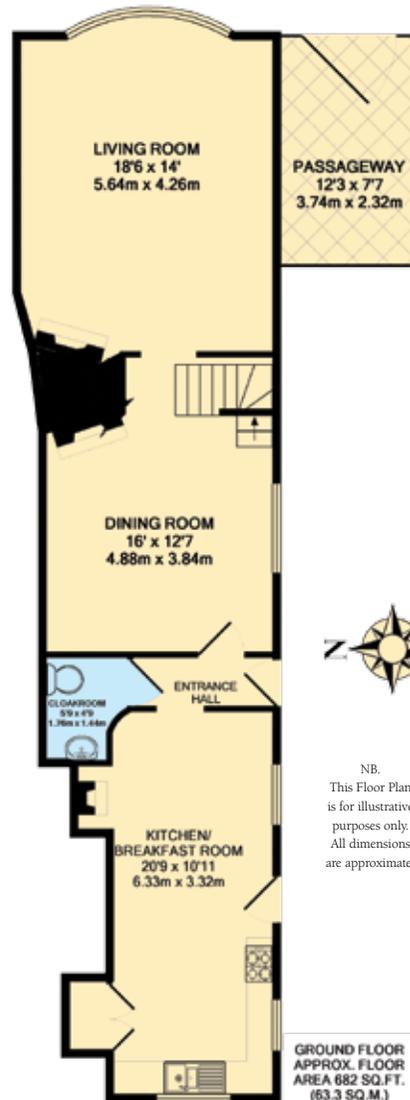
## VIEWING

Strictly by appointment with Jackson Stops. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

**For sale by private treaty with vacant possession upon completion.**

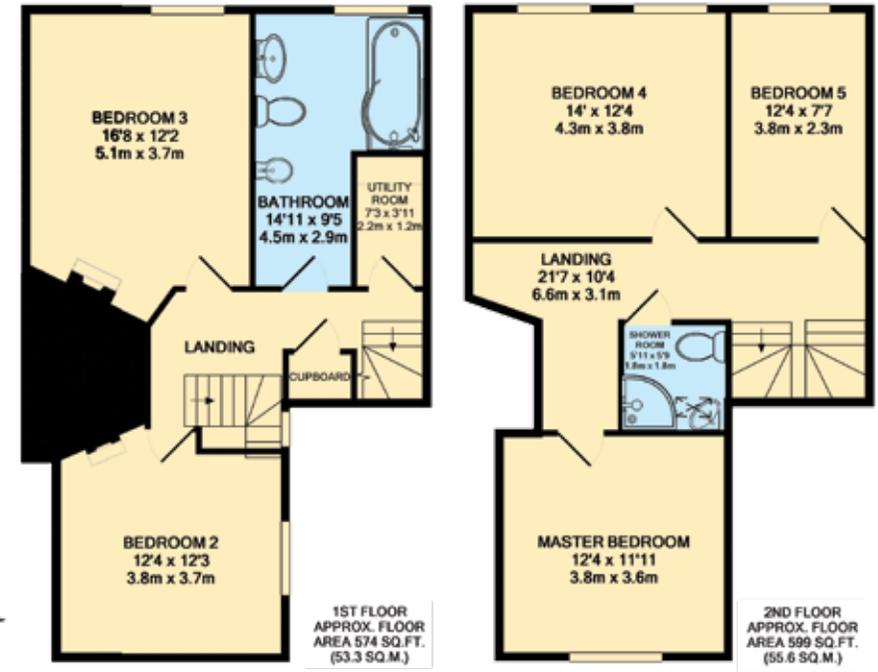
## DIRECTIONS

From the A38 follow the signs for Buckfastleigh. At the roundabout turn right, toward Buckfast Abbey and follow this road past the Abbey and down the hill. At the bottom, turn right onto Church Street, which becomes Market Street and the property will be found on the left.



NB.  
This Floor Plan is for illustrative purposes only. All dimensions are approximate.

TOTAL APPROX. FLOOR AREA 1855 SQ.FT. (172.3 SQ.M.)



## IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

EXETER

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