

CHARMING CHARACTER COTTAGE WITH RIVER FRONTAGE



If you're looking for a property with charm and character in an idyllic setting then Puttapool is the home for you.

Puttapool is a highly desirable cottage located in the picturesque village of Cornwood. Formerly part of the Blatchford Estate it is thought to be approaching 350 years of age and retains many of the original features which include stunning granite fireplaces and exposed beams. Constructed of natural stone this is a very attractive property set in around $\frac{3}{4}$ of an acre with beautifully maintained gardens.

The entrance to the property with its gravelled drive, mature trees, beautifully coloured shrub borders and the sound of the gentle running river is truly captivating.

Upon entering the property the reception is warm and inviting. The hallway with its flagstone floor and light cascading through the dual aspect windows gives you a great feeling of what the house has to offer.



Hall



Drawing Room

To the left is the elegant high ceiling drawing room with an open fireplace and natural stone hearth. In the two alcoves alongside the fireplace are built-in bookshelves, a large window promises plenty of light with French doors leading out to the glorious garden.

The Inner Hallway has original beams and exposed granite walls with double doors leading to the kitchen with an attractive exterior door leading to the courtyard.

To the left is the formal dining room with high ceiling, exposed beams, flagstone floor and a striking granite fireplace.

The sunny kitchen/diner is fully fitted with hand made wall and base pine units, the exposed beams and oil fired Aga provide the finishing touches to the country cottage kitchen.

From the kitchen is the first staircase which takes you to the first family bathroom with exposed beams and good storage space.

Further stairs lead you to Bedrooms 1, 2 and 3. All have built in wardrobes with bedroom 2 having an inter-connecting door to Bedroom 3. They also share wonderful views overlooking the picturesque gardens and surrounding countryside.

The second staircase leads you to Bedroom 4 and a further family bathroom with ample storage space.

Across the quaint gravelled courtyard is a stone and brick outbuilding which were formerly stables, now divided into three they are currently being used for general storage purposes. With the appropriate planning consent this could be turned into an office, studio, games room or ancillary accommodation to the main house. Attached to this is a single garage with double doors, there is also ample parking space to the east side of the cottage.

A sun room is attached to the south side of the property but has the potential to be used for other purposes, rebuilding this to make a conservatory is one idea that springs to mind.

A large terrace overlooks the immaculate south facing garden laid mainly to lawn with gorgeous shrubs and flower borders.

There is a further garden to the east of the property with mature trees, flowering shrubs with frontage to the River Yealm.

The charming village of Cornwood is within the Dartmoor National Park and offers a Post Office and village shop, church and public house. Dartmoor is around one mile away and the glorious South Hams coastline is only a 30-minute drive away.

Puttapol is being offered for sale at a Guide Price of £595,000 and further details and pictures can be seen at www.luscombemaye.com or obtained from :-



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