



PADDLELAKE, NR DARTMOUTH
£725,000 FREEHOLD

A 5 BEDROOMED PROPERTY IN THE HEART OF THE SOUTH HAMS COUNTRYSIDE.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market Street, Dartmouth, TQ6 9QE

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SUMMARY: Embrace the opportunity. One of the most exciting rural properties we have been privileged to market!!

DIRECTIONS: From Dartmouth, proceed past the Naval College on your right-hand side and continue out of town passing Sainsburys on your right. After approximately two miles turn left signposted Bugford. Proceed into the hamlet of Bugford and down the hill, following the road to the right where there is a small lane on your left at Yeomans Cottage. Take the turning left and proceed along the farm lane and the property is situated at the end, just past Paddlelake Farm.

DESCRIPTION: Embrace the opportunity. One of the most exciting rural properties we have been privileged to market!! This rural retreat has been stunningly refurbished to the highest specification. Sun, and a west facing garden that has been landscaped to perfection.

- - 5 bedrooms -2 with ensuites
- - School bus at the end of the drive
- - No chain ahead, just move on in
- - Solar Panels
- - Electric gates, with remote control
- - Underfloor heating in kitchen/family room
- - Hive heating system
- - Brand new boiler
- - Brand new log burner
- - Wonderful outdoor entertaining area with Pizza oven

- - In the heart of the country but 10 minutes' drive to Dartmouth

POSTCODE: TQ6 0NA

EPC RATING: C

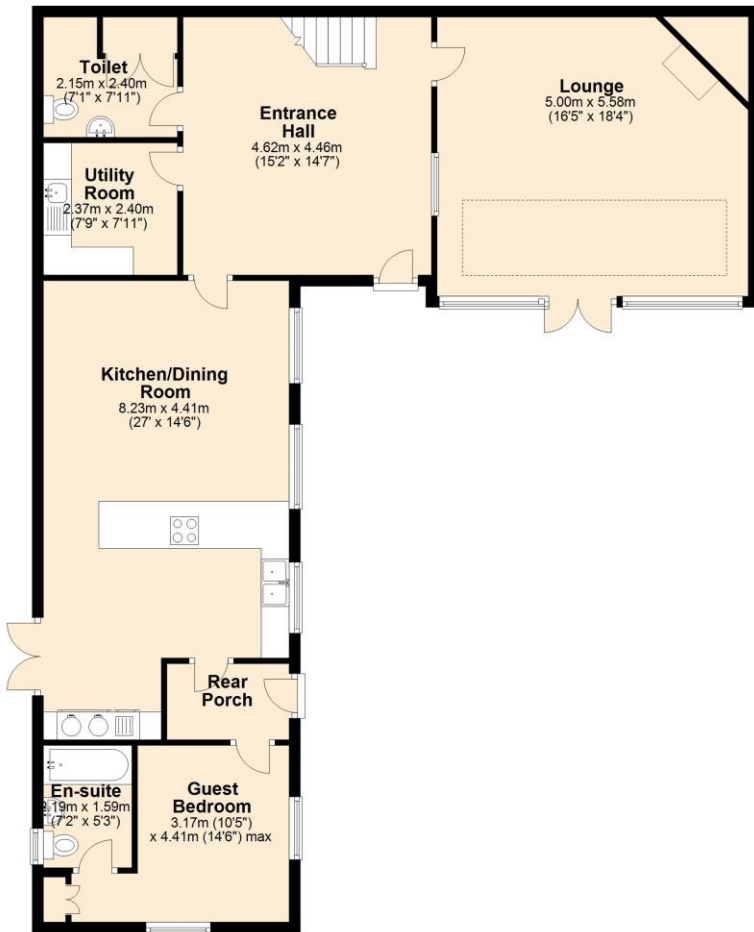
COUNCIL TAX BAND: F

SERVICES: - Mains water is connected. Septic tank. Oil Fired Central Heating. Solar Panels

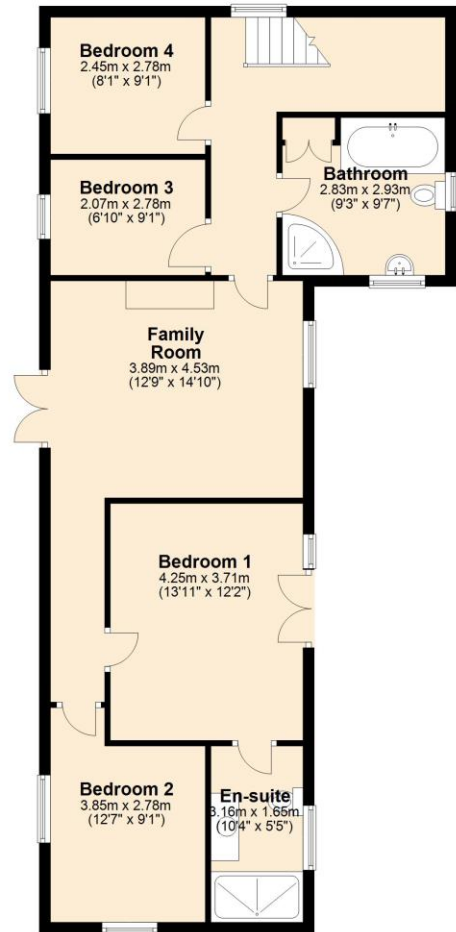
OWNERS COMMENTS - Paddlelake Barn is a wonderful place to live and has been a happy home for our growing family for the last five years. Sadly, it's time for us to move on to the next adventure and pass it on to the next family to enjoy. Our children have found the school bus safe and fun. The walk to the beach at Blackpool Sands has become a regular summer activity for us all. Not to mention a Christmas tradition to walk off the Christmas calories.



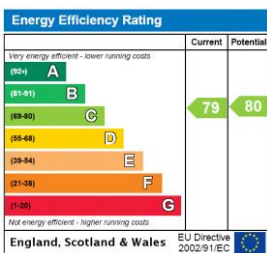
Ground Floor



First Floor



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Freehold

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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