

**INTERESTING AND SPACIOUS DETACHED VICTORIAN COUNTRY COTTAGE REQUIRING MODERNISATION AND IMPROVEMENT, TOGETHER WITH A LARGE GARDEN AND GROUNDS EXTENDING INTO A STREAM VALLEY.**



Hillside  
Lower Yalberton Road  
Paignton  
Devon  
TQ4 7PH

Offers in the Region Of  
£350,000

Ref: DRO1631

\* VICTORIAN COUNTRY COTTAGE \* DETACHED & SPACIOUS \* 4 BEDROOMS \* REQUIRES MODERNISATION \* LARGE COTTAGE GARDEN \* LOVELY VIEWS \* GROUNDS 1.11 ACRES \*



Offices at: Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

## DESCRIPTION

Hillside presents an increasingly rare opportunity to purchase a period rural cottage with potential for extensive improvement. The four bedroomed accommodation is well proportioned and offers great possibilities for the creation of a delightful family home. Outside is a typical old English cottage garden, now somewhat neglected, but stocked with a good selection of mature trees, shrubs and flowers. There is a side seating area enjoying views over neighbouring countryside and a gate leading to a further area of sloping ground which has extensive brush cover and stream border, providing a haven for wildlife. To conclude; This is a great chance to acquire a country cottage for renovation with a good amount of land in a rural location, easily accessible to the beautiful South Devon coast.

## SITUATION

Hillside occupies an elevated position adjacent to a delightful country lane, surrounded by rolling countryside. The property is a very short distance (about 3 miles) from the amenities of Paignton town centre, offering extensive shopping facilities, cafes and restaurants and good recreational provision. Nearby are beautiful beaches and opportunities for sailing, water sports, golf and other leisure activities. The educational provision is also of a high standard with some well-regarded primary schools and South Devon College within short driving distance.

## ACCOMMODATION

Part front door to:

### ENTRANCE PORCH

Electric meter panel. Part glazed with fitted shelves and part coloured glass inner door to:

### OPEN PLAN LIVING ROOM *23' 9" x 21' 1" (7.23m x 6.42m)*

With three exposed stone feature fireplaces, one fitted with large woodburning stove. Two front aspect windows with window seats. Built-in cupboard, alcoves. Pine clad wall with lead glazed panel. Fitted shelves. Two radiators. Door to:

### UTILITY/REAR HALL

Sink unit, plumbing for washing machine. Oil fired boiler for central heating and hot water. Glazed door to outside. Door from Living Room (previously mentioned) to:

### INNER HALL

With stairs to First Floor. Understairs storage, opening into:

### KITCHEN *9' 7" x 9' 4" (2.92m x 2.84m)*

Wall and base units, worksurfaces and sink unit. Radiator. Opening into:

### STUDY/BREAKFAST ROOM *10' 3" x 8' 11" (3.12m x 2.72m)*

Rear aspect window enjoying rural views. Radiator. Stairs to first floor landing.

### BEDROOM 1 *12' 3" x 9' 5" (3.73m x 2.87m)*

Front aspect window with rural views. Small Victorian fireplace and radiator.

### BEDROOM 2 *12' 0" x 9' 5" (3.65m x 2.87m)*

Front aspect window with similar views and radiator.

**BEDROOM 3** 11' 10" x 9' 0" (3.60m x 2.74m)  
Rear aspect window. With shelves and radiator.

## BATHROOM

With pedestal wash basin and W.C. Radiator. Plumbing for bath (currently not fitted). Airing cupboard with small radiator.

**BEDROOM 4** 11' 8" x 9' 10" (3.55m x 2.99m)  
Double aspect room with rural view and radiator.

## OUTSIDE

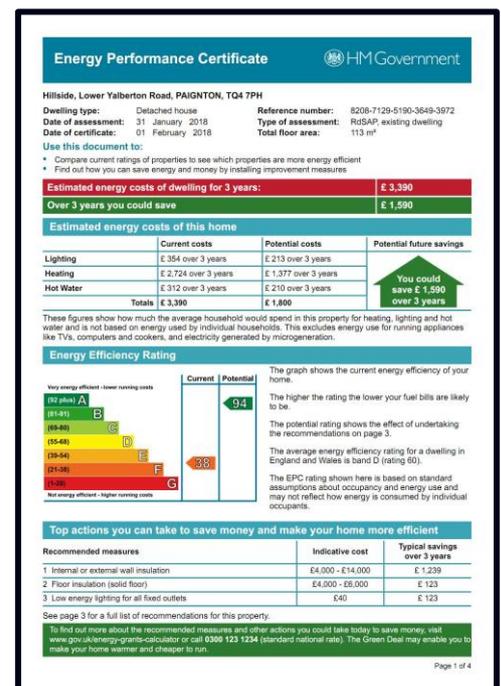
To the front of the property is a parking area with pathway into the front garden. Although somewhat overgrown it has a wealth of mature shrubs, trees and flowers. The garden extends around to the side and rear of the cottage with lean to store to the side of the house. Concrete yard to the rear of the house with oil storage tank and gate onto lane. From the side garden, which affords attractive rural views, a gate leads down into a valley, intersected by a stream, the upper reaches with rough shrub land and some fruit trees.

## DIRECTIONS

From Totnes take the A385 signed for Paignton. Upon reaching Collaton St Mary, turn right at the Parkers Arms Pub. Proceed for about 1 mile, taking a left turn signed for Yalberton. Proceed along this lane, passing Yalberton Farmhouse and into the valley where the road climbs uphill, whereupon a sharp turning to the right will be seen (Lower Yalberton Road). Continue along here for about 200m and the parking for Hillside will be found on the right hand side.

**Viewing** Strictly by Appointment. Please contact us on 01803 866336 if you wish to arrange a viewing appointment for this property or require further information.

**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



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