

26th October 2011

Pine Cottage, £365,000, Wood's Totnes. Tel: 01803 866336

Delightful stone cottage with choice of leisure activities

- As featured on Location, Location, Location

Wood's Estate Agents & Auctioneers, **team** estate agent in Totnes, South Devon, is thrilled to bring to the market Pine Cottage, a delightful and unique stone barn conversion in Hemsford - a small hamlet approximately three quarters of a mile from the village of Littlehempston and two and three quarter miles from Totnes.



Recently featured on Channel 4's Location, Location, Location, Pine Cottage is situated in a lovely rural setting and offers a choice of leisure activities with private stables and a paddock extending to approximately two acres, along with tennis courts, a plunge pool and a sauna. There is also a large outbuilding with planning to redevelop, and the paddock has some frontage to the Ambrook, a tributary of the River Hems.

Kirsty Allsop said of Pine Cottage: "If this house with this kind of land was detached, it would cost around £450,000, I think it's a good price for this cool pad."

Inside, the accommodation provides an entrance hall and a large double aspect lounge with French doors leading onto the rear terrace along with a cast iron wood burning stove and a spiral staircase to a mezzanine area. The mezzanine is delightful with a vaulted ceiling and would make a lovely double bedroom. Also downstairs is a kitchen with French doors leading to the rear garden, fitted with a good range of units including an island as well as a built-in hob and double oven, and a shower room.

On the first floor is the landing, two double bedrooms and the bathroom.

Outside, a private drive runs between the sand school and the tennis court and leads to a parking area with space for plenty of vehicles. The delightful mature gardens are a particular feature with a

number of different areas to enjoy the peaceful, private and tranquil location. From the parking area, steps lead to a decked terrace and the front door. Beyond the decking is a lawned area with mature trees, shrubs and bushes, a raised garden area which contains a wood store and a further garden area gives access to the private tennis court, plunge pool and sauna. A large ornamental pond also sits outside the cottage.



Pine Cottage comes with a large wooden outbuilding, which has planning permission for a garage and workshop with studio above, and its own private eco sewage system. The fenced paddock extends to approximately two acres and is 'L' shaped with a frontage onto Ambrook. From the paddock is the stable yard with two stables together with a mare and foal box.

The development also has the use of a communal all-weather tennis court, a sand school and a further shared parking area.

Wood's has six offices in Devon and works together with over 100 other **team** agents across the Westcountry to sell more property for clients. For information on **team**, visit www.westcountryteam.com.

For further details or to arrange a viewing at Pine Cottage, pop into Wood's, **team** estate agent at 1 The Plains in Totnes, call 01803 866336 or visit www.teamprop.co.uk or www.woodshomes.co.uk.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK, with hundreds of members. Over 100 **team** offices in the Westcountry work together to sell property for clients. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

For further information, please contact:

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