



### Description

An interesting opportunity to acquire a thatched three bedroom Grade II Listed former Tea Rooms and B&B, along with the currently trading adjacent Post Office and village shop, set in attractive mature gardens and grounds of 0.18 acres in the heart of the ever popular and thriving village of Dunsford. This versatile property would lend itself to a variety of uses with the accommodation in Church Cottage arranged over three floors, along with covered dining areas and alfresco dining areas within the gardens, offers a tremendous opportunity for a home with income in Dartmoor National Park. The Post Office/Village Stores are currently let on an informal basis at £350pcm/£4,200pae.



### Situated

Dunsford is a thriving village situated in both Dartmoor National Park and the glorious countryside of the Teign Valley, being readily commutable to Exeter city centre, the A30/A38/M5 road networks and Exeter Airport. The village itself offers a Community Academy for pupils from 2–11 years, St Mary's Church, a village hall, public house and garage, along with the post office/village stores and tea rooms which we are offering for sale.

### Church Cottage Entrance level

Panelled entrance hall with steps leading down to the reception area and staircase to the first floor.

### Garden Floor

Reception/servery, commercial kitchen.

### First Floor

Dual aspect tea room/dining

room with views over the valley, WC.

### Second Floor

Landing, two double bedrooms with en-suite shower rooms, double bedroom three with adjacent WC.

### Outside

A covered seating area accessed from the reception area, giving access to the main garden area,

with steps leading up to the Post Office/Village Stores, additional covered seating areas, freezer/cold room, ladies & gents WC's, a second gated private garden area lies to the rear of the garden.

### Viewings

Strictly by prior appointment with Fulfords St Thomas 01395 590021. General information Countrywide Property Auctions 01395 275691.

### VOA Ratings

**Church Cottage** £11,000.  
**Post Office/Stores** £6,100

### EPCs

**Church Cottage** TBC.  
**Post Office/Stores** TBC