



3 Kingston Farm Cottages Brownstone Road, Kingswear, TQ6 0EG
Freehold House
Asking Price £750,000

boycebrixham
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A fantastic opportunity to purchase one of a pair of adjoining spacious family cottages located in the stunning South Hams countryside near Kingswear. The property comes with impressive gardens and grounds amounting to approximately 1.15 acres in a prime Devon location.

The area is ideal for those wanting the countryside on their doorstep, with many fantastic walks, beaches, and sites to enjoy. Nearby Coleton Fishacre is a large property consisting of a 24-acre award-winning garden and house in the 'Arts and Crafts' style, beautifully managed by the National Trust. Additionally, you can find Kingswear Daymark, a 24m octagonal limestone day beacon built in 1864, situated in an arable field above Froward Point. There are breathtaking walks and coastal scenery to be enjoyed from this vantage point.

Nearby Kingswear is a stunning and highly sought-after town located on the edge of the River Dart. This can be reached on foot via the South West Coastal Path or a brief five-minute drive away. Here you can find a collection of pubs, local shops, and the steam railway station leading back towards Galmpton and Paignton in Torbay. You can also enjoy a leisurely trip on the multiple ferry services to neighbouring historic Dartmouth, which offers a range of established local shops, eateries, pubs, and more.

Close by, Brixham can also be reached with only a five-minute car drive away, a great way to connect to Torbay with all its many facilities, including swimming pools, leisure centres, gyms, schools, and supermarkets for your everyday needs. Kingston Farm Cottages offer all the benefits of South Hams living with the convenience of great access and the many amenities of Torbay on your doorstep.



- Stunning South Hams Countryside Location
- Brimming With Character & Charm
- Near Brixham & Kingswear/Dartmouth
- Ample Off Road Parking Solutions
- Impressive 1.15 Acre Site
- Stunning Countryside Views
- Great Further Scope & Potential
- Versatile Double Garage



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The property is accessed off a quiet lane leading to a good-sized parking area, which leads to a double garage and connects through to the rear driveway where you can access the land and park several other vehicles if required. The property also enjoys additional access from the road to the top of the garden through a five-bar gate, ideal for gardening or offering further scope and potential with the separate established access point.

As you enter the property, the entrance hallway opens into a large country-style kitchen with ample space for a large table and additional seating if required. Beyond the kitchen is a useful utility room housing the washing machine and the floor-mounted Worcester oil-fired condensing boiler. The utility also has the water filtration and UV system easily accessible. On the ground floor, you can also find a handy downstairs shower room/WC, perfect for coming back from the beach or after working in the garden.

The dining room is a fantastic size and enjoys lots of natural light from its southerly aspect. This room also benefits from its own wood-burning stove, making it a perfect place for entertaining. The lounge can be found beyond a very useful living space that has been extended and offers seamless entrance into the magnificent gardens.

Upstairs there are four bedrooms, three doubles and a single, which is currently being used as a home office. There is a family bathroom and an en suite shower room found in bedroom 1. All the rooms enjoy lovely green views.

The area, although secluded, enjoys a lovely small community with the lane feeding a small collection of residential dwellings, all of which are perfectly positioned to allow them all privacy.

Material Information

Local Authority: South Hams District Council.

Mains Electricity

Heating: Oil Fired Central Heating, New Worcester Condensing Boiler July 2018

Hot Water: Electric Sealed Cylinder/Boiler

Cooking: Via Gas LPG/Electric Ovens & Grill

Water: From a natural spring, cost circa £300 per year, water is filtered & UV treated in the property.

Waste: Collected via a septic tank in the field opposite the front of the cottages, annual charge contribution currently circa £100.



Council Tax Band: D



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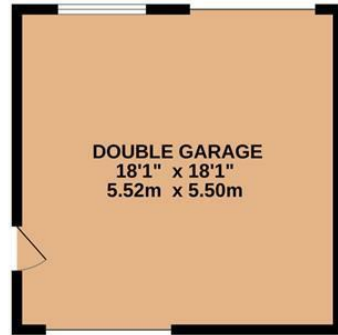
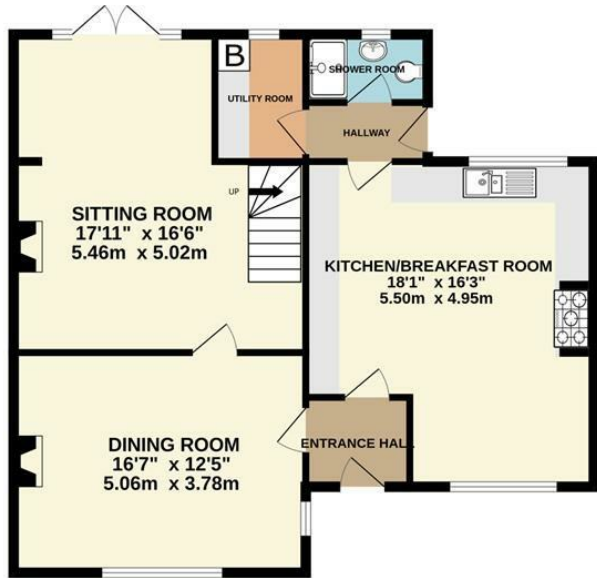
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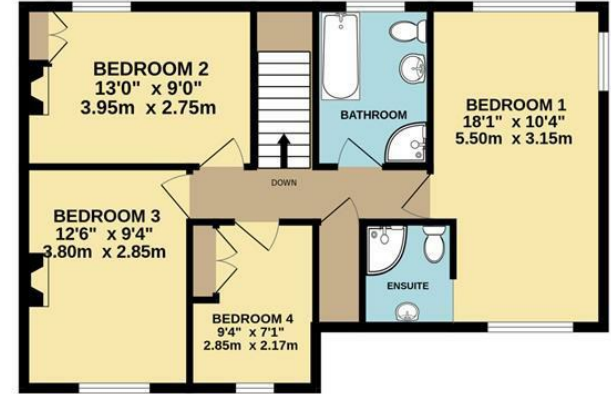
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GROUND FLOOR
1163 sq.ft. (108.0 sq.m.) approx.



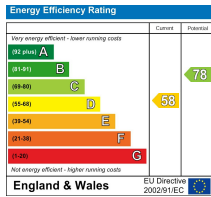
1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating: D



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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