



## Court Cottage, Churchstow

Guide Price £500,000

HARRIET  
GEORGE

# Court Cottage

Churchstow, Kingsbridge

A detached cottage on a quiet lane with large single garage, easily maintained gardens and delightful rural views.

The pretty village of Churchstow lies just two miles from Kingsbridge which offers extensive shopping and facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College.

The village itself has a strong community with a pub, church and post office / shop and is within easy reach of some of the best beaches in the area including Bantham and Thurlestone.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



Originally the stable block to the neighbouring house, Court, the property was converted in 1998 into a comfortable home with adaptable accommodation.

All the principal living areas on the ground floor have doors that open to the gardens which are a delightful feature of the property. The existing dining room could easily be used as a ground floor bedroom with shower room adjacent. At one end of the cottage a staircase leads up to the main bedroom with dressing room (formerly an en-suite), second double bedroom and family bathroom. Above the garage is a room which was intended to be a third bedroom but the current owners have as an office.

At the front of the property a gravelled driveway provides parking for several cars and access to the large single garage. The gardens have a number of paved terraces designed to take full advantage of the sun and glorious views. There is an original Butter Well which is spring fed, a pond and elevated terrace with summer house that enjoys fabulous views over open countryside.

### **SERVICES**

Mains electricity, water and drainage. Oil fired central heating. Calor gas for the range cooker.

### **DIRECTIONS**

From Kingsbridge take the A379 Plymouth Road towards Churchstow. Proceed through the village and immediately after the Church House Inn turn left on to Glebeland and then take the third left hand turn on to Tithe Hill. Proceed down the hill and at the bottom bear round to the left and up the hill. The entrance to Court Cottage is on the right hand side.



Approximate Gross Internal Area = 185.18 sqm / 1993 sq ft  
(Including Garage)

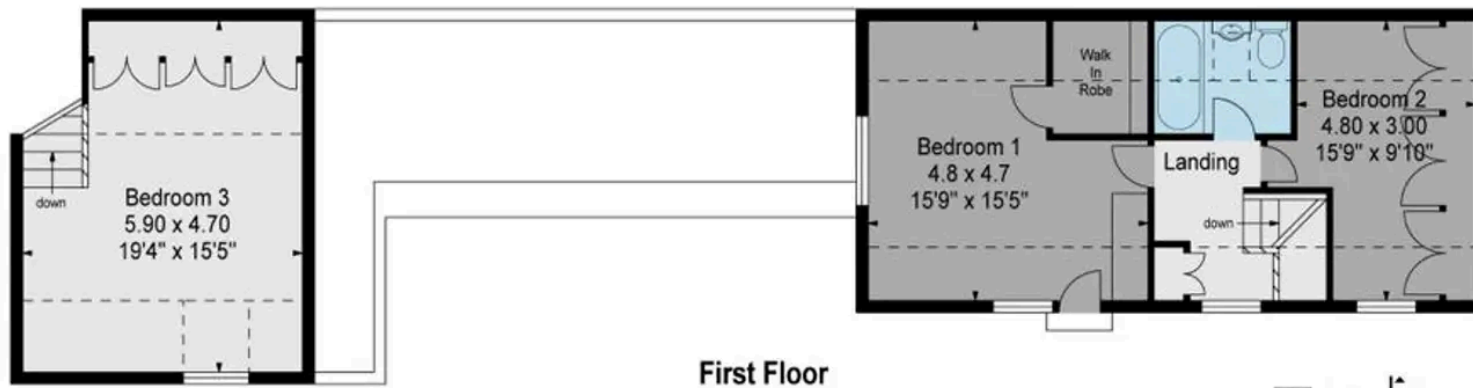
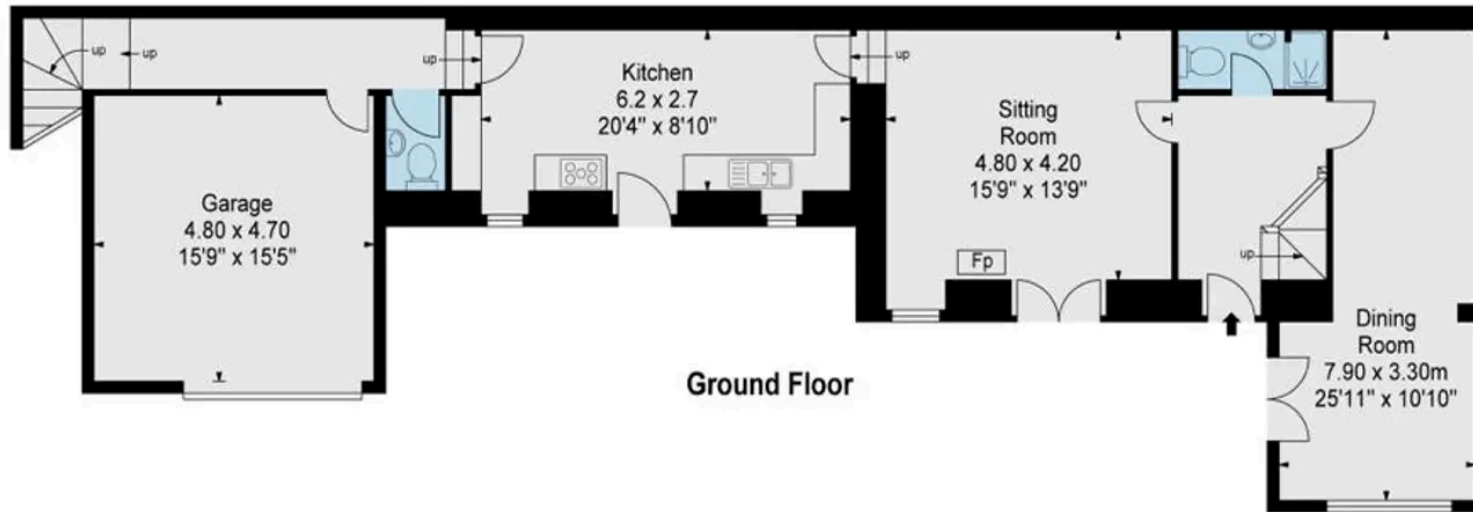


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.