



Just A Cottage, Thurlestone

Guide Price £425,000

HARRIET
GEORGE

Just A Cottage

Thurlestone, Kingsbridge

A beautifully restored historic cottage in one of the South Hams most desirable coastal villages.

Thurlestone is the epitome of a South Devon village with its many picturesque stone and thatched cottages and colourful gardens resulting from its own "micro-climate".

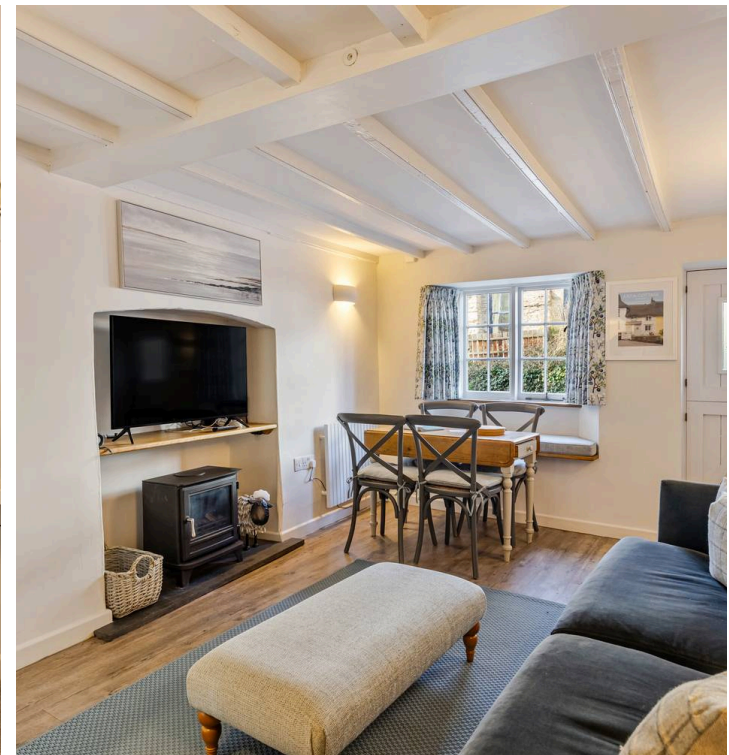
The village has a vibrant community and is renowned for its 4-star hotel with private health club facilities and prestigious 18 hole links golf course. In addition there is a primary school, village shop with post office, pub and church.

The property is within walking distance of the village amenities, while also enjoying access to the myriad of public footpaths that criss-cross this part of the South Hams.

The closest town is Kingsbridge which offers extensive shopping and facilities including a health centre, small hospital and sports centre. The popular sailing and holiday town of Salcombe is approximately 6 miles away.

Council Tax band: C

Tenure: Freehold



Dating back to the 17th Century, Just A Cottage was extensively and comprehensively renovated in 2018/2019 which included a new roof and thatch, new boiler and complete rewire with mains smoke and heat detectors.

On the ground floor is an open plan living room with electric log burner and a stylish modern kitchen with integrated appliances and Corian worktops. There are two bedrooms on the first floor and a beautifully appointed modern shower room. There is also access to the loft for storage.

At the front of the cottage is an enclosed patio with space for a table and chairs. There is a useful gated alleyway at the side of the house which provides access to the kitchen, an outdoor tap and space for drying washing.

The contents are available by separate negotiation and holiday rental projections can be provided.

There is unrestricted parking outside the cottage and the property has paid for 2 parking spaces until 31st March 2025 at the nearby village hall.

Just A Cottage is a perfect lock up and leave holiday home or investment property and viewing is highly recommended.

SERVICES

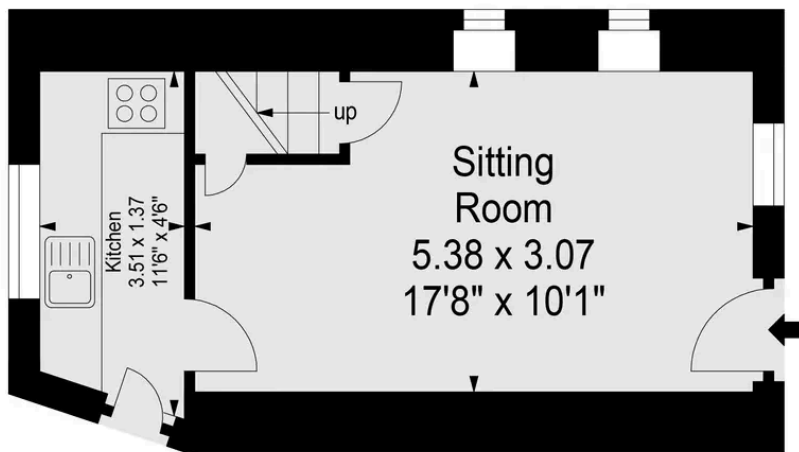
Mains water, drainage and electricity. Remote controlled heating. Superfast broadband.

DIRECTIONS

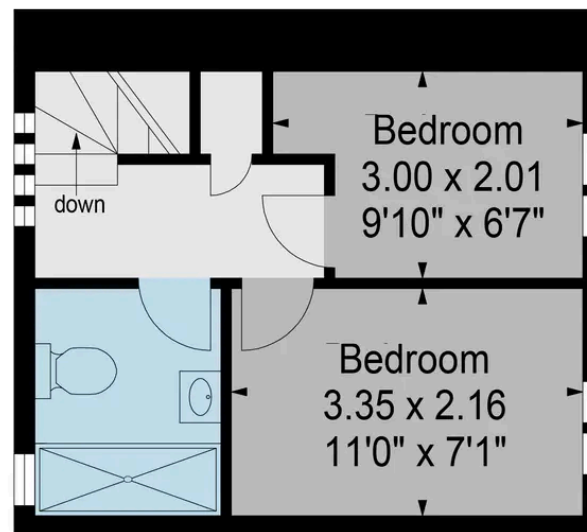
On entering Thurlestone, continue down the Main Street towards the Village Inn. Just A Cottage is situated a short way along on the left hand side.



Approximate Gross Internal Area = 44.1 sqm / 475 sq ft



Ground Floor



First Floor



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

Harriet George Properties Limited

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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.