



Wellcombe Cottage, Goveton

Guide Price £1,050,000

HARRIET
GEORGE



Wellcombe Cottage

Goveton, Kingsbridge

- Characterful Grade II Listed cottage
- Flexible living accommodation
- Brand new Heritage double glazed windows
- An abundance of period features
- Sitting room with wood burning stove
- Pretty country garden with large summerhouse
- Driveway parking for several vehicles
- Garage and linhay
- Gas central heating and Fibre Broadband
- In all over 2000 sq ft and about 0.75 of an acre

Goveton is a small hamlet of only a handful of properties in an idyllic and rural part of the South Hams, surrounded by wonderful countryside whilst being only a short drive from some of the most beautiful beaches and coastal walks in the area.

Kingsbridge, which is just 2 miles away, lies at the head of the Salcombe estuary and offers extensive shopping facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College. The bustling and thriving market town of Totnes is 11 miles away, from here there is a regular direct train service to London Paddington.

The beautiful South Devon coastline with its spectacular cliffs, coves and beaches are within a short drive, as are the golf courses of Thurlestone and Bigbury and the famous sailing waters of Salcombe and Dartmouth.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



Wellcombe Cottage is a charming part thatched stone and cob cottage which has been sympathetically modernised, enhancing the wealth of original period features with generous accommodation designed for modern day living. The generous living accommodation on the ground floor comprises a dining room with feature stone fireplace, slate floor and exposed ceiling beams, study, handmade kitchen with painted units, Stoves range cooker and walk-in pantry and utility room. A real feature of the ground floor accommodation is the garden room with glazed roof lights and bi-fold doors to a large paved sun terrace. There are 2 double bedrooms on this level with stable doors to the garden, 2 shower rooms and a characterful sitting room with wood burning stove.

The impressive principal bedroom is accessed via a staircase off the sitting room. This triple aspect room is brimming with character and has a superb en-suite bathroom with copper bath and separate shower.

The grounds at Wellcombe Cottage are an absolute delight with established trees, shrubs, expansive lawns, greenhouse and raised vegetable beds. A woodland path meanders along the stream. At the top of the garden is a summerhouse with bifold doors and spacious terrace that enjoys southerly views across the gardens to the countryside beyond. The front garden has a paved terrace and planted borders enclosed by an historic stone wall.

A gated driveway at the side of the cottage provides parking for several cars. The garage with electric up and over door and stone linhay attached is accessed via a lane on the left.

SERVICES

Mains water, electricity and gas. Private drainage.

DIRECTIONS

What3Words - observes.blueberry.dishes





Approximate Gross Internal Area = 192 sqm / 2067 sq ft
 Garage/ Linhay
 Approximate Gross Internal Area = 34 sqm / 366 sq ft
 Studio
 Approximate Gross Internal Area = 19 sqm / 205 sq ft



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

Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

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