



## Higher Collaton Cottage, Malborough, Kingsbridge

Guide Price £1,250,000

HARRIET  
GEORGE



# Higher Collaton Cottage

Malborough, Kingsbridge

- Sympathetically restored and renovated
- Wonderful rural views
- An abundance of period features
- Detached self-contained annex
- Pretty country gardens
- Paddock and walled garden
- Gated driveway parking
- Established and successful holiday letting history

Higher Collaton Cottage is a place where one can enjoy the tranquil seclusion without being too isolated. The village amenities of Malborough are close by and include a convenience store, pubs, church, primary school and village hall.

Just a 10 minutes' drive away is Salcombe which lies beside one of the most beautiful estuaries in Devon, with miles of sheltered water, perfect for sailing and boating. There are golden beaches on either side of the estuary and spectacular cliff walks over National Trust headlands leading to scattered coves. Within the town there is a good range of pubs, restaurants and select shops, together with waterfront quays and mooring pontoons.

Kingsbridge, which is 4 miles away, offers extensive shopping facilities including a health centre, small hospital and sports centre.

Council Tax band: Currently business rated

Tenure: Freehold

EPC Energy Efficiency Rating: E



The current owners comprehensively renovated both Higher Collaton Cottage and Colas Tonne with meticulous thought and consideration enhancing the wealth of original period features.

Higher Collaton Cottage has a charming thatched porch with stable door opening into the sitting room. This spacious room has a wood burning stove, exposed ceiling beams and window seats; at one end is a useful study area with stable door to the pretty front garden. The handmade kitchen is beautifully fitted and equipped and opens into the bright and airy dining room with vaulted ceiling and French doors to the garden. On the first floor are three bedrooms, one of which has an en-suite shower room and the other two are served by family bathroom.

The detached annex, Colas Tonne, is more contemporary with reverse level accommodation. The open plan kitchen dining living room has a vaulted ceiling and cathedral window with French doors to a spacious paved sun terrace. On the ground floor are two en-suite bedrooms.

The pretty cottage gardens are well stocked and an absolute delight. There are numerous places to sit and enjoy sun throughout the day and the level lawned garden at the rear with summerhouse adjoins unspoilt farmland. On the opposite side of the lane is a paddock and walled garden.

This is a rare opportunity to acquire a historic home, not far from the coast, with an income stream if desired.

### **SERVICES**

Mains water and electricity. Private drainage.

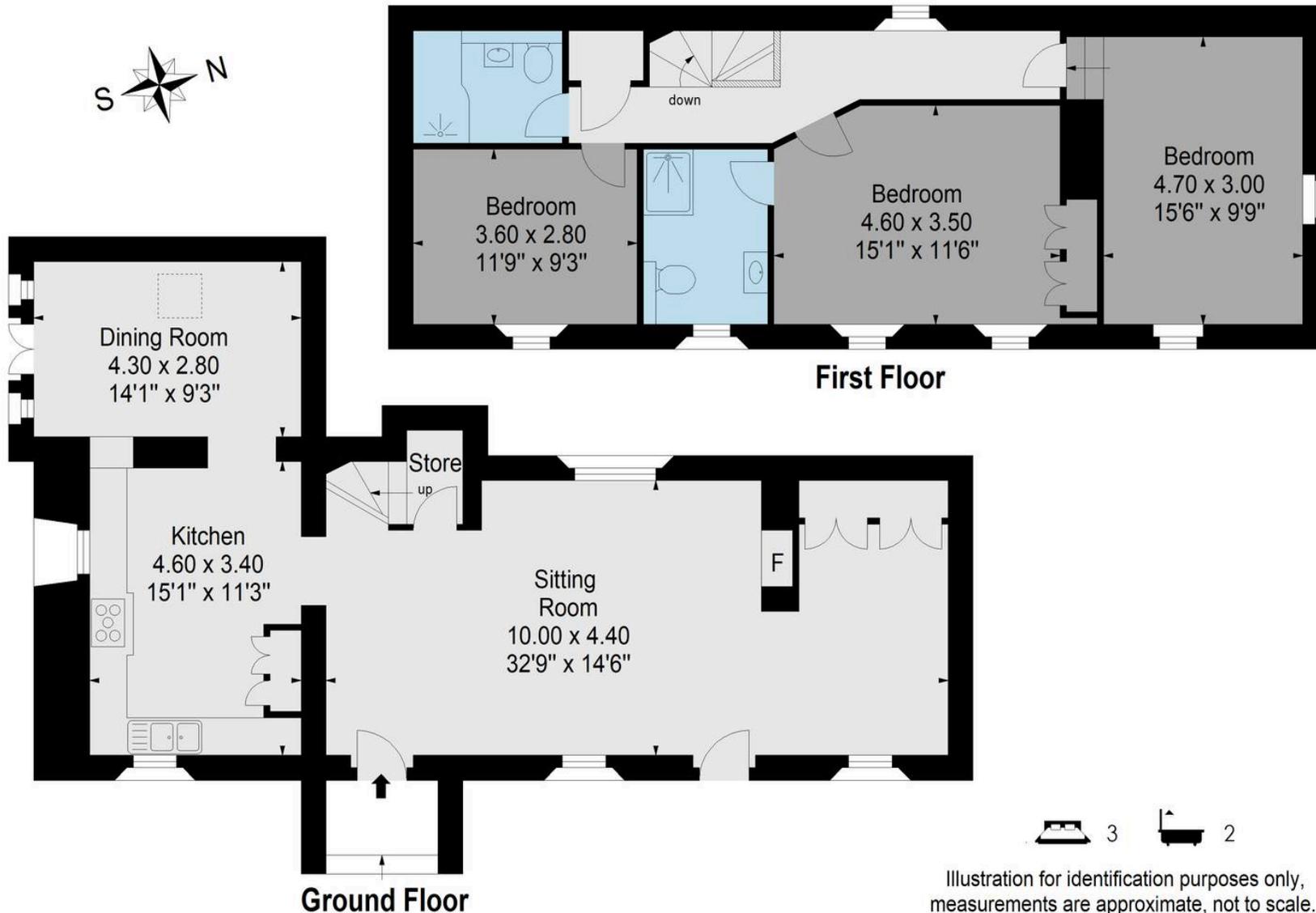
### **DIRECTIONS**

What3Words - suits.boarded.drive





Approximate Gross Internal Area = 141.12 sqm / 1519 sq ft



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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.