



Cringles

East Allington, TQ9

Guide Price £275,000



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CRINGLES

East Allington, Kingsbridge, TQ9 7QT

Summary:

Cringles is one of East Allington's oldest cottages—steeped in history and character—yet thoughtfully and lovingly restored by its current owners to create a warm and stylish home. This delightful double-fronted property is beautifully presented throughout, blending original features with high-quality modern touches, and boasts a stunning, fully enclosed garden with a selection of useful outbuildings

The Property:

You enter the cottage via a charming porch, which opens into a spacious, open-plan ground floor. To one side is the cosy lounge, complete with limestone flooring, a newly installed wood-burning stove, and exposed beams that continue into the dining area opposite. At the heart of the room, a newly fitted open-tread wooden staircase subtly divides the living and dining spaces, while maintaining a sense of flow and light.

A characterful arch leads through to the stylish new kitchen, which offers ample storage and space for appliances. A door from the kitchen provides direct access outside. Also on the ground floor is the newly fitted family bathroom, which features a bath, enclosed shower, WC, wash basin and slate flooring.

Upstairs, there are two generous double bedrooms, both enjoying lovely views across the surrounding countryside with the principal bedroom being particularly spacious and bright.





Outside, the cottage reveals one of its most appealing features: a beautiful, enclosed garden with a patio area just outside the back door, a few steps up to a lawned area, and several outbuildings. These include a log store, a garden store, and a larger space that offers excellent potential as a home office or guest room—ideal for those working from home or hosting visitors.

Cringles has undergone significant improvements, including a new roof on the rear kitchen/bathroom in 2022, new windows and rewiring ensuring the property is not only full of character but also comfortable and efficient for modern living. This is a rare opportunity to own a charming piece of East Allington's heritage, perfectly updated for contemporary life.

The Location:

East Allington is a small, picturesque village known for its idyllic countryside setting, surrounded by rolling hills, farmland, and lush greenery. With a thriving primary school, lovely church and the infamous pub The Fortescue Arms (which boasts the best Sunday Roast in Devon), there is plenty to offer all ages.

Further Information & Services

Tenure: Freehold

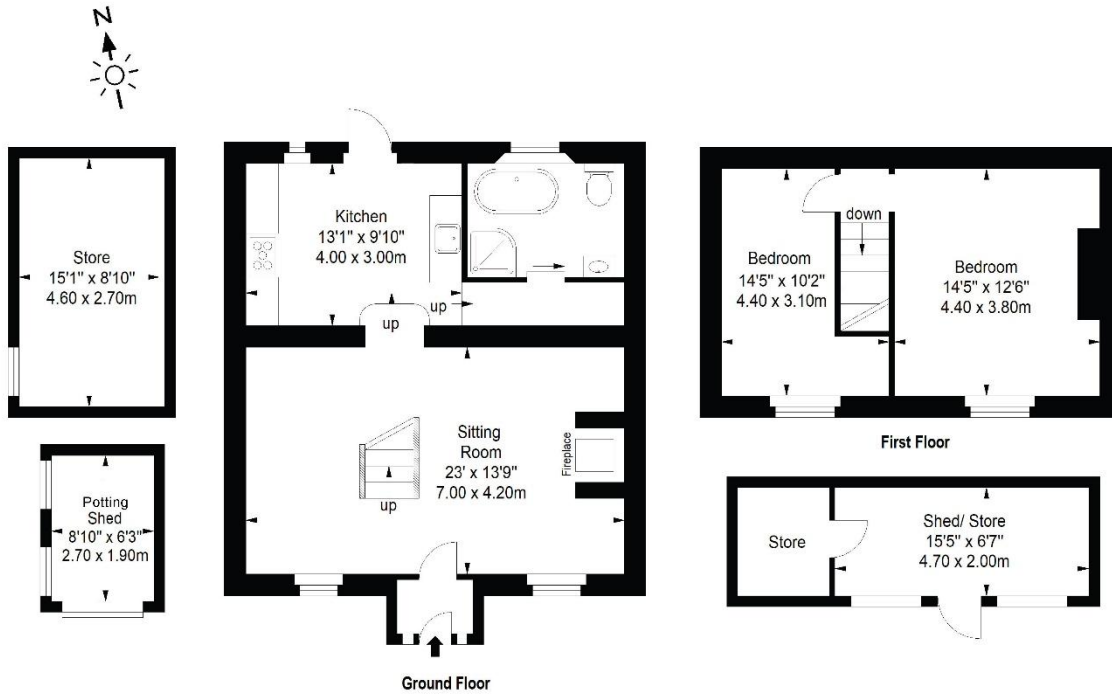
Services: Main electrics and water. Electric boiler with central heating radiators & water underfloor heating.

Broadband Speeds: Superfast broadband speeds up to 76Mbps

Council Tax: Band B

Other Information: Street parking is available and there is also a free village car park.

We are advised the property is built of standard construction of stone and cob.

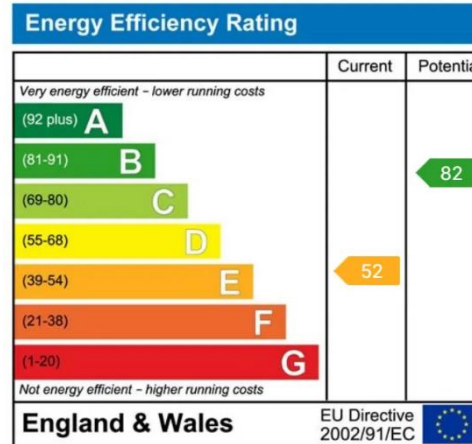


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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

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