



Porch Cottages

Frogmore, TQ7

Guide Price £250,000



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PORCH COTTAGE

Frogmore, Kingsbridge, TQ7 2NR

The Property:

This charming stone-built cottage, nestled in the heart of Frogmore, is full of character and potential. Accessed via a few steps, the property opens with a distinctive stained glass-fronted porch and a practical entrance area provides space for coats and boots before leading into the main living accommodation. The porch does need some work doing to it to bring it back to its original glory.

The generous lounge is bathed in natural light from a front-facing window and features a working fireplace, ideal for cosy evenings. Original beams flow seamlessly from the lounge into the adjoining dining area, which comfortably accommodates a dining table. This room also houses the oil-fired Rayburn, which currently heats the upstairs radiators, though additional radiators would be required for the ground floor if required.

The kitchen offers ample storage, an integrated fridge and freezer, space and plumbing for a washing machine, and a window overlooking the small rear courtyard. While functional, the kitchen would benefit from modernisation. A convenient downstairs WC completes the ground floor along with a door leading to the rear garden.

Upstairs, the spacious master bedroom boasts a beautiful feature stone wall, built-in cupboard, and a window offering glimpses of the nearby estuary. The second bedroom is a well-proportioned double, leading through to a third single bedroom currently used as a study. Re-configuring this layout—by partitioning the second bedroom—would allow for a more private third bedroom or home office space.

To the rear, a pathway leads to a delightful "secret" garden, a true hidden gem. This private space is laid to lawn with mature shrubs, a summer house, a shed, and lovely countryside views. Additionally, there is a small attached outbuilding, ideal for log storage.





While the property requires updating and damp work completing on it, it offers enormous potential for someone looking to create a bespoke home in a picturesque village setting. Solar panels, installed approximately four years ago, add to the home's long-term efficiency.

Please note: a specialist damp survey has been carried out which has identified remedial works required. Further information and the report are available on request.

A unique opportunity to transform a charming period cottage into something truly special.

The Location:

Frogmore is a charming village situated close to the market town of Kingsbridge. It is at the head of Frogmore Creek which makes it a popular destination for those who enjoy pursuits on the water. There is a busy pub serving local food and drink along with a shop and café. Frogmore has two primary schools nearby, in West Charleton and Stokenham and the secondary schools in Kingsbridge which is a short drive away.

Further Information & Services:

Tenure: Freehold

Services: Mains electricity & water, oil heating

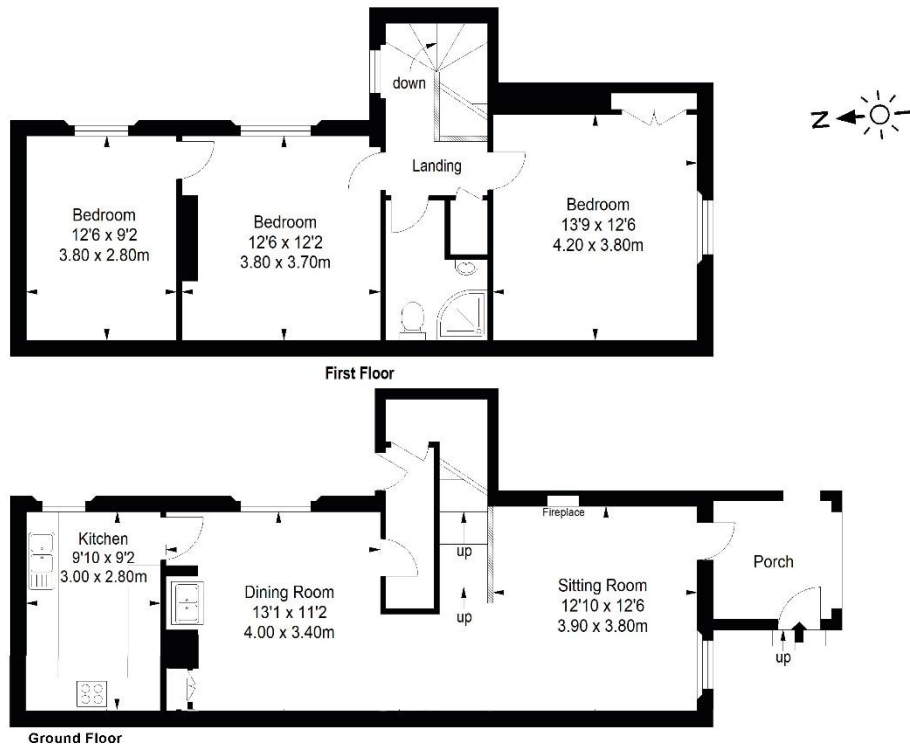
Council Tax Band: C

EPC Rating: F

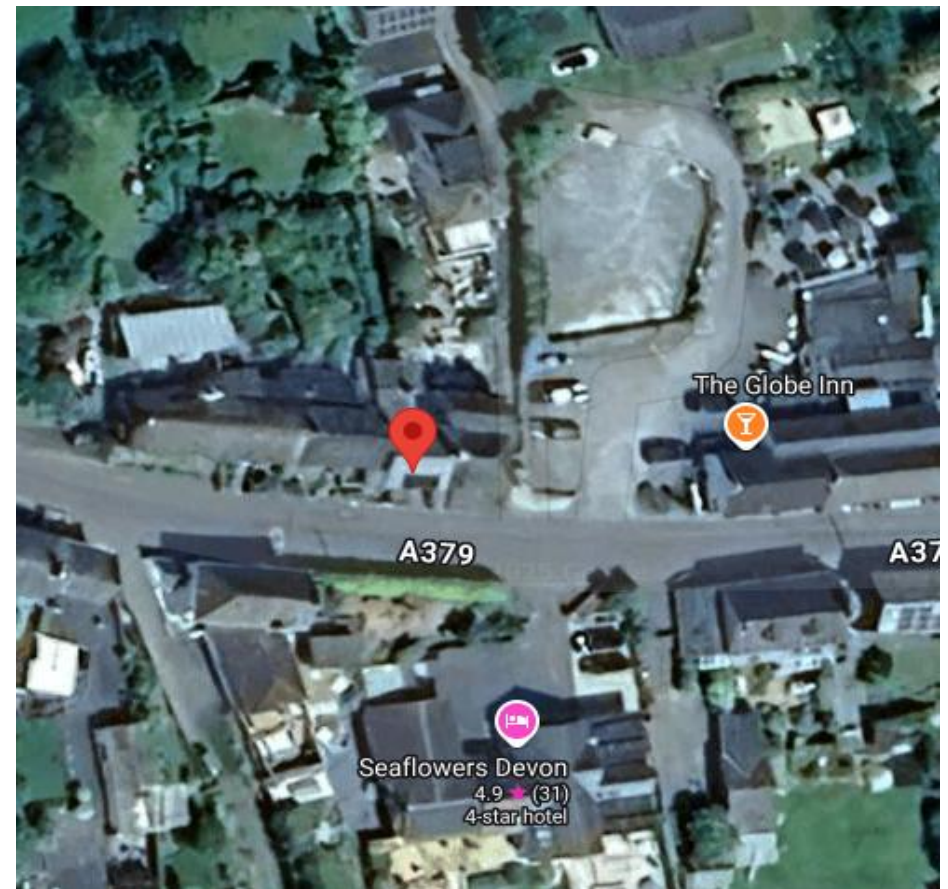
Broadband Speeds: Superfast Broadband and some mobile providers available in location (Ofcom Data)

The property is made of Standard Construction





Approximate Gross Internal Area = 106.5 sqm / 1147 sq ft
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685
if you wish to arrange a viewing appointment for this property or require further information.

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