



**GULL COTTAGE**

20A Beesands, TQ7

Guide Price £610,000



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TBC



## GULL COTTAGE, 20A BEESANDS

Beesands, Kingsbridge, TQ7 2EN

### Summary:

This beautifully presented seaside home combines character features with modern finishes. With three bedrooms, a generous paved courtyard and self-contained annex with its own shower room, this charming cottage offers versatile use or rental potential. Perfect as a full-time residence, holiday retreat, or coastal bolt-hole with income opportunities.

### The Property:

Step through the front door into a welcoming porch, which opens directly into a spacious double bedroom complete with a built-in wardrobe. From the hallway, you'll find a single bedroom with a cleverly designed captain's bed fitted into a recess, making excellent use of space.

The ground floor also features a stylish family shower room with a contemporary walk-in waterfall shower, WC, basin, heated towel rail, and modern tiling. A further double bedroom is positioned at the rear, enjoying French doors that open onto the courtyard, as well as a stable door for additional access.

Stairs rise to the first floor, where a cosy living room takes in sea views through the window. Original features add character, with exposed beams overhead and a charming inglenook fireplace creating a focal point.

From here, you step into the kitchen/breakfast room, a bright and airy space with dual-aspect windows and a vaulted ceiling. The kitchen is thoughtfully equipped with an Aga, Belfast sink beneath the window, integrated dishwasher, and space for a fridge/freezer.

The décor throughout is finished to an exceptional standard, offering a fresh, high-quality feel.







Outside, shared side access leads to a generous, newly paved courtyard. Beyond this lies a substantial self-contained annex. Currently used as an additional bedroom with its own shower room, WC, and basin, this versatile space could also serve as a garden room, gym, games room, or office/studio. With the right permissions, it even offers potential as a standalone rental, adding a valuable commercial dimension.

Altogether, this property is equally suited as a full-time residence, a stylish holiday retreat, or a coastal bolt-hole with income potential. The property is sold as seen to include all furnishings.

#### The Location:

Beesands is a charming seaside village which boasts an award-winning shellfish shop/restaurant and the popular Cricket Inn. It is around 9 miles from the market town of Kingsbridge and around 12 miles from Dartmouth. The village is only a short drive from many other coastal villages and popular beaches and is within the catchment area for the excellent primary school in Stokenham. The market town of Kingsbridge provides all the amenities required with many independent shops along with well-known supermarkets, a sports centre and large Secondary School that serves the area.

#### Further Information & Services:

**Tenure:** Freehold

**Services:** Mains electric and water. Private septic tank. Electric heating and woodburning stove.

**EPC Rating** - TBC

**Construction Type:** Standard brick/block.

**Mobile Coverage:** According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

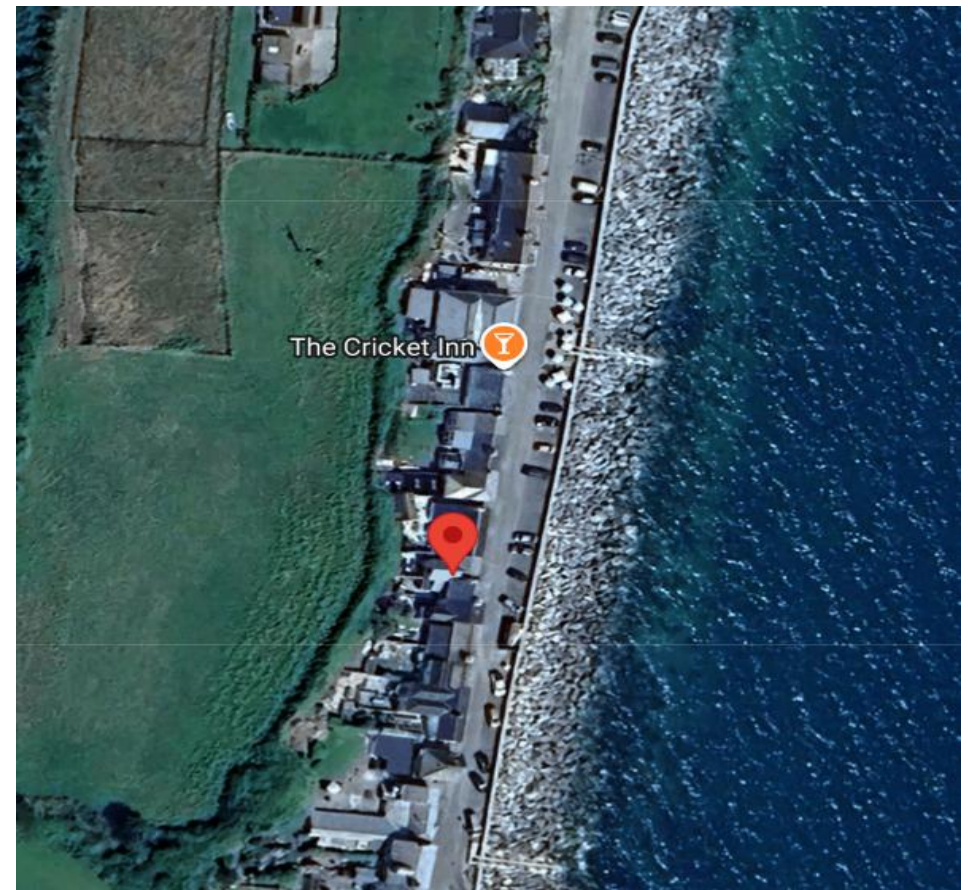
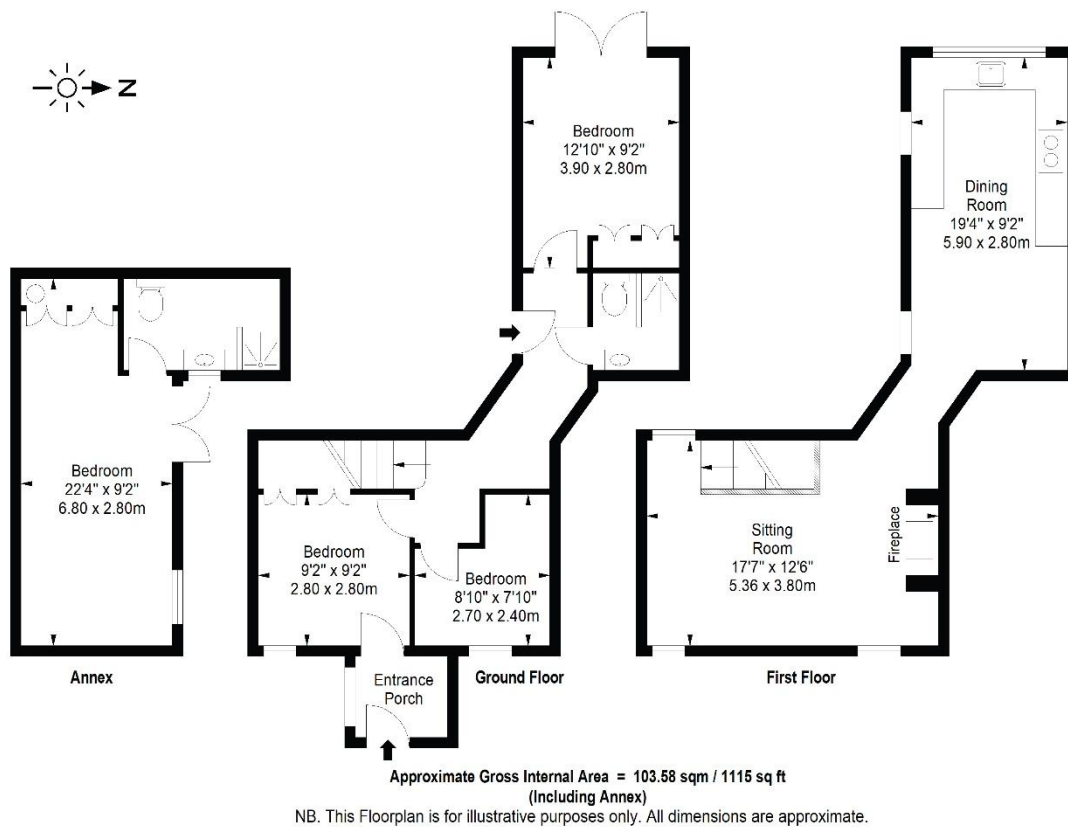
**Broadband Availability:** Superfast fibre available – check via Ofcom or supplier

**Flood Risk:** According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

**Planning or Development Issues:** None Known





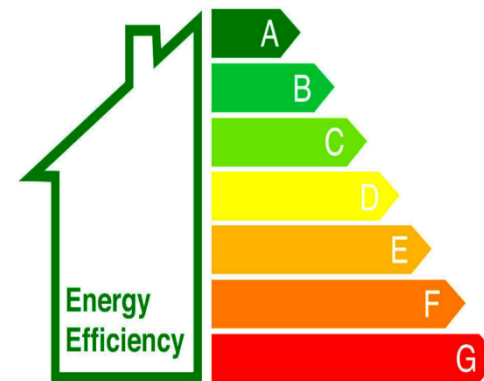


### Disclaimer

*These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.*

*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.*

*No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.*



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