



MILLARD
COOK

Arch Cottage

Slapton, TQ7 2PN

A charming 2 bedroom cottage enjoying a garden and ample parking

Arch cottage is a delightful two-bedroom semi detached cottage situated in the popular village of Slapton. Situated just off the main village through road, the property offers a delightful opportunity for those seeking a retirement home or indeed holiday let.

Internally, the property offers diverse accommodation with a good size living/dining room, kitchen/breakfast room, two double bedrooms, a bathroom and a large, walk-in airing cupboard/store storage

One of the highlights of the property is the rear garden which offer ample parking for several vehicles as well as ancillary outbuildings (with potential alterations) and fine views across the Slapton tower, a stone tower constructed in the early 1300's being around 80ft in height. The gardens provide versatile space which has been carefully managed to create an easy to maintain area.

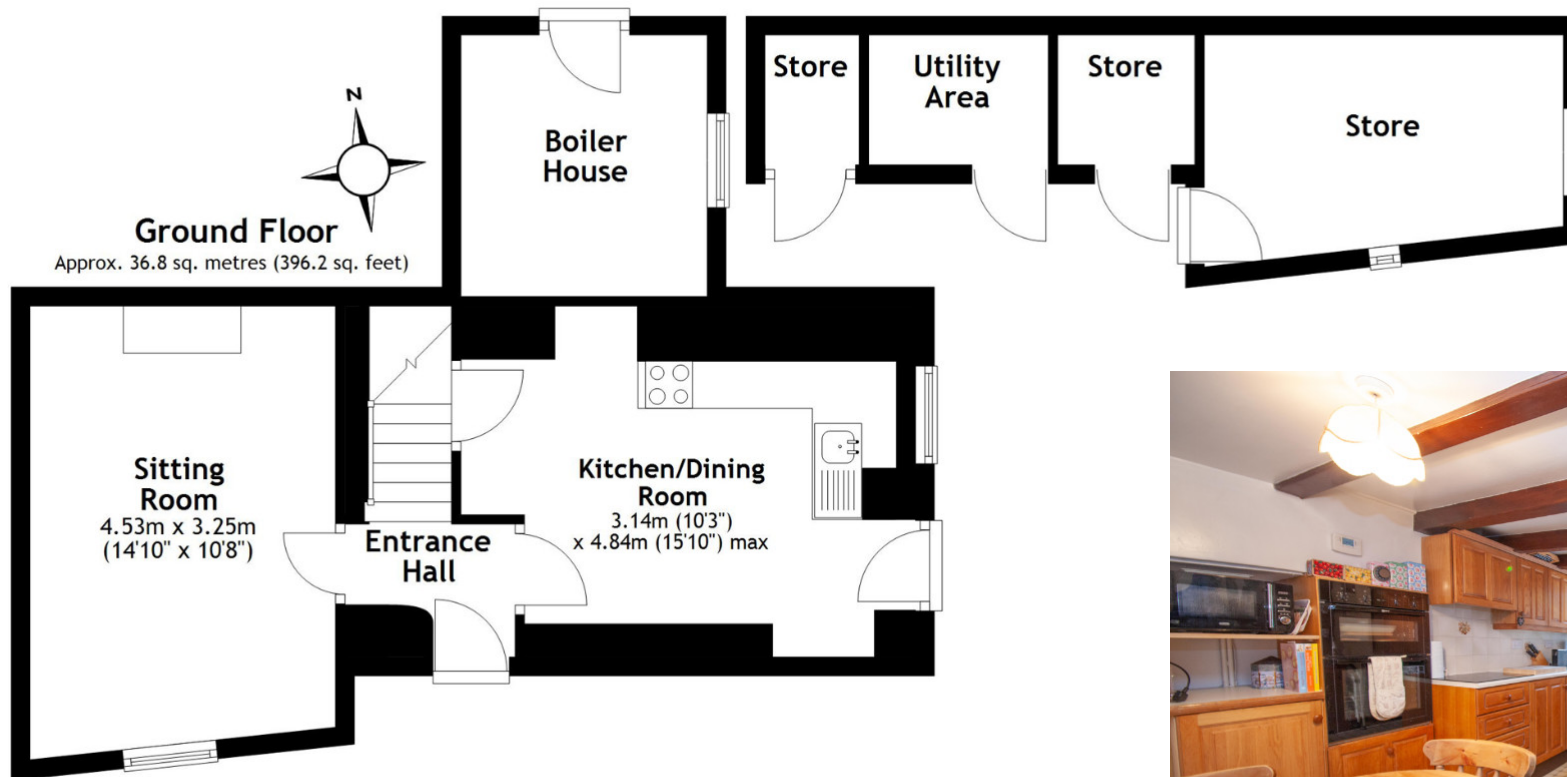


Accommodation

Door leads to the entrance with stairs rising.

The living room is a good size room with an open fire, window and window seat overlooking the front aspect.

The kitchen has a good range of drawers, cupboards and wall mounted cupboards with sink unit, induction hob, double oven, space for a fridge and under stairs cupboard. Window and door lead to the rear gardens. Ample space for a kitchen table.



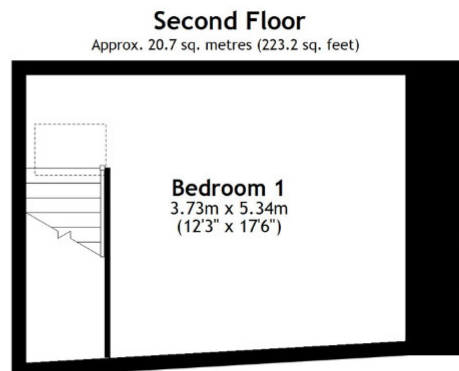
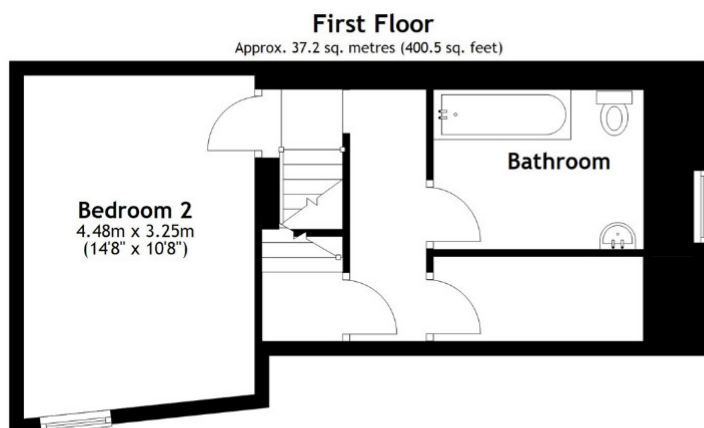
First floor

The guest double has a window and seat overlooking the front aspect and an ornate fireplace.

The good size bathroom offers a suite comprising panelled bath with Mira shower system, pedestal handbasin, WC and a window. Adjacent, is a very useful walk-in airing cupboard with the hot water cylinder tank.

Second floor

The principal bedroom is a wonderful double aspect room with high ceilings and window overlooking the Garden the historic tower. Hatch to loft and skylight to the rear.



Total area: approx. 94.7 sq. metres (1019.8 sq. feet)
Arch Cottage, Slapton, Kingsbridge

To the outside

A shared driveway leads to two large timber gates into the gardens with space for several vehicles being gravel for ease of maintenance. To the side is a good size patio with shrubs whilst to the rear section is raised terrace and exposed stonework.

The property benefits from a useful lean to store with potential for alterations into an office (subject to relevant planning consent) currently used for storage.

Adjoining, is a further coal store and a utility with plumbing for a washing machine and space for a fridge freezer. There is a further gardener's store and a good size boiler room housing the oil fired boiler offering useful space for further alterations (subject to relevant consent).

The remaining rear garden is paved for ease of maintenance with useful covered porch with pedestrian door to the road and access to the kitchen.



Services.

All main services are connected except gas (not in the village) Oil fired central heating.

Council tax band: A
EPC: F
Freehold

Property size approx. 1,019 Sqft
Floor plans not to scale.

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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