



Cockington Village | Torquay | TQ2 6XA

Asking Price Of £389,950

Located in the historic and picturesque village of Cockington just off Torquay sea front is this grade 2 listed 3 bedroom detached barn conversion. The bungalow style layout retains some original features including vaulted truss and beamed ceilings and also offers well planned accommodation including a master bedroom en-suite, kitchen, large lounge and main bathroom with central heating. There is a delightful enclosed rear garden plus parking and a double garage. The village itself has some of the most enchanting properties including the original forge and Manor House (there's also the rather nice Drum Inn for a drink or two!). There are several countryside walks and the sea front is within walking distance. Now chain free and keenly priced!

- VILLAGE SETTING
- CLOSE TO SEA FRONT
- BARN CONVERSION
- 3 BED
- DOUBLE GARAGE
- GARDEN

Hallway

A T shaped reception hallway approached by a timber panelled front door. Charming beamed ceiling. Store cupboard radiator. Built in airing cupboard housing laced copper cylinder.

Lounge - 5.7m x 3.9m (18'8" x 12'9")

A delightful room having the original beamed ceiling. There is a decorative slate fireplace with matching hearth with timber mantle over. Deep window sill recess with window above. Double glazed window overlooking the courtyard area. Two radiators. Skylight window. Double glazed French doors leading out to the patio and rear garden.

Kitchen - 3.7m x 2.6m (12'1" x 8'6")

A bright room fitted with a range of wood fronted wall and base units with work surface over. Built-in oven, hob and grill with concealed cooker hood. Space for fridge and freezer. Gas boiler. Skylight window. Part tiled walls. Original beam ceiling.

Master Bedroom - 4.2m x 3.8m (13'9" x 12'5")

A double bedroom with original beam ceiling plus double aspect windows one of which overlooks the courtyard and woodland beyond. Range of built-in bedroom furniture including wardrobes and drawers. Radiator. Deep sill to high-level window. Door leading to.

Ensuite

A good sized ensuite bathroom with bath having a shower attachment over, wash hand basin and low-level WC. Acrylic panelling to walls. Radiator. Skylight window.

Bedroom Two - 2.9m x 2.6m (9'6" x 8'6")

Another double bedroom having the original beam ceiling and access to the loft area. Double glazed window with deep sill which overlooks the rear garden. Radiator.

Bedroom Three - 2.7m x 2m (8'10" x 6'6") at widest

A single room with double glazed window overlooking the courtyard. Original beam ceiling. Radiator. Built-in store cupboards.

Bathroom

Fitted with a bath having a shower attachment over, wash hand basin and low-level WC. Part tiled walls. Ladder radiator. Double glazed window.

Outside

Brook cottage is approached via a shared driveway which takes you to a communal courtyard area via a small bridge over the Brook.

Parking

To the side of the property is a room for a car.

Double Garage

There is a spacious double garage to the left-hand side of the courtyard as you come over the bridge which has double doors and a pitched roof. (Right hand pair within a block of four).

The rear garden is level and enjoys a sunny position being mainly lawn with raised patio directly to the lounge. The garden is bordered by mature hedging offering a high degree of privacy and to the horizon of the trees for Cockington Woods. A side gate takes you to the front and communal courtyard. Cold water tap.

Leasehold 999yrs from 1992

Grade 2 listed

Address

Cockington Village, Torquay, TQ2 6XA

Tenure

Leasehold

Council Tax Band

E

EPC Rating

D

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INFORMATION



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