



**Cockington Village, TQ2 6XA**  
Cockington Village



Guide Price  
£450,000 - £475,000



As you enter the gated drive you will see that you have parking for at least 3 cars with an electric vehicle charging point; a timber gate leads you to a private frontage and entrance door. Enter the hallway and into the good-sized lounge with AGA log burning stove; you will love the LVT flooring and glazed oak doors giving it a practical and stylish interior. There are windows to the front, a door out to the garden and French doors open to a lovely, bright dining conservatory. There is a well-equipped kitchen with inset electric hob and oven, fitted dishwasher, stainless steel sink drainer unit, a good range of wall, base and drawer cupboards, breakfast bar and plenty of work surface. Completing the ground floor is a useful study/utility area with an airing cupboard/gas combi boiler and plumbing for a washing machine; also a downstairs w/c and an understairs storage cupboard

Stairs lead you to the 1st floor where you will find 2 double bedrooms, one with ensuite. This property could easily be made into three bedrooms by reinstating the dividing wall in bedroom 2 and uncovering the existing door. The current owner is willing to do this if required. Bedroom 1 has a tasteful ensuite with low level w/c, wash hand basin and shower cubicle. Built-in wardrobes are a useful addition and a glazed door leads to a lovely, decked patio area where you can relax in this private sun trap. Bedroom 2 is a great size with windows to the front and rear and a built-in storage cupboard. The main bathroom is well equipped with low level w/c, wash hand basin and panelled bath with shower over.

A real attraction of this property is its extensive and private outside space; there are large gardens that back onto Cockington Country Park with your own gated access, ideal for taking your dog for a walk or accessing the numerous gravelled trails in the protected Country Park. There are steps from the decked patio that take you to a good sized lawned garden with carpets of spring bulbs, a range of shrubbery, small spinney and fruit trees. Double timber gates take you to a further area of private gardens; here you will find a pretty, octagonal summerhouse and good quality garden outbuildings currently used as a workshop and a large store. With good insulation levels to both, the workshop could easily be made into an office or hobby room as it is equipped with power and light.







### STAR POINTS

- Immaculately Presented Cottage
- Sought After Cockington Location
- Lovely Walks Nearby
- Near the Sea Front
- Large Garden
- Workshop & Summer house
- 2 Double Bedrooms
- Could Easily be Made a 3 Bedroom
- Ensuite in Master Room
- Plenty of Parking

### ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax Band - TBC

For prices & more information about Council Tax go to:

<https://www.torbay.gov.uk/council-tax/>

Local Authority – Torbay Council

EPC - C

Grade 2 Listed Building, built c.2001.

In Cockington Conservation Area.

There is a water meter at the property.

Protected wildlife at property.

In a flood risk area with flood defences in place.

Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-Coverage.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

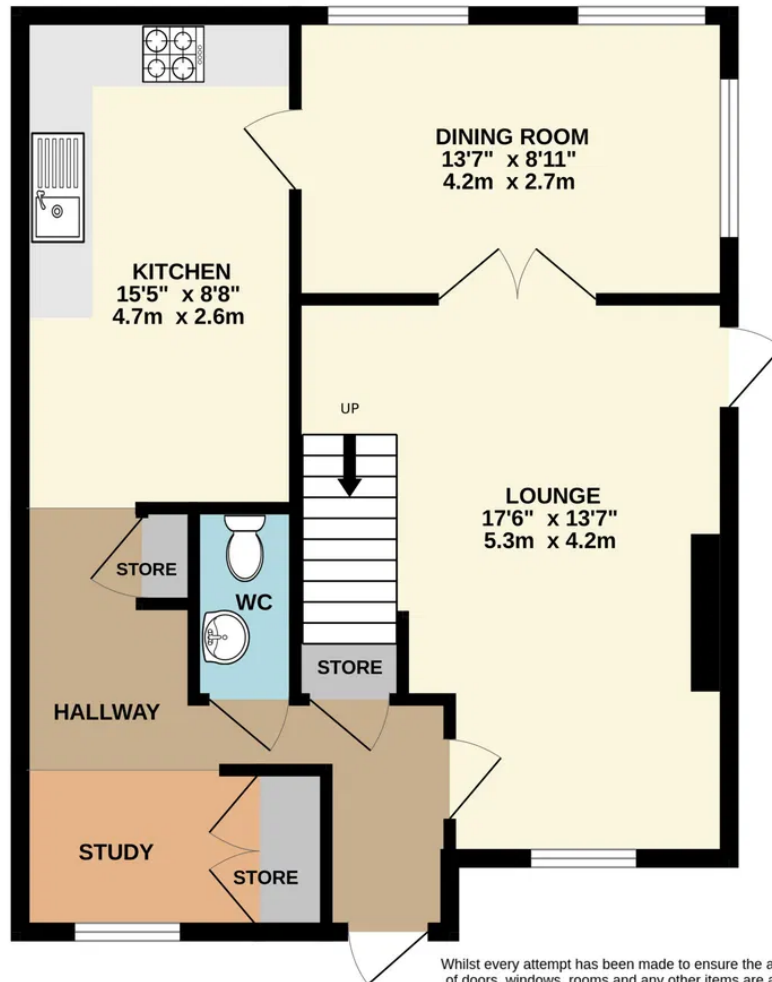
### DIRECTIONS

What 3 Words: excellent.paces.neckline

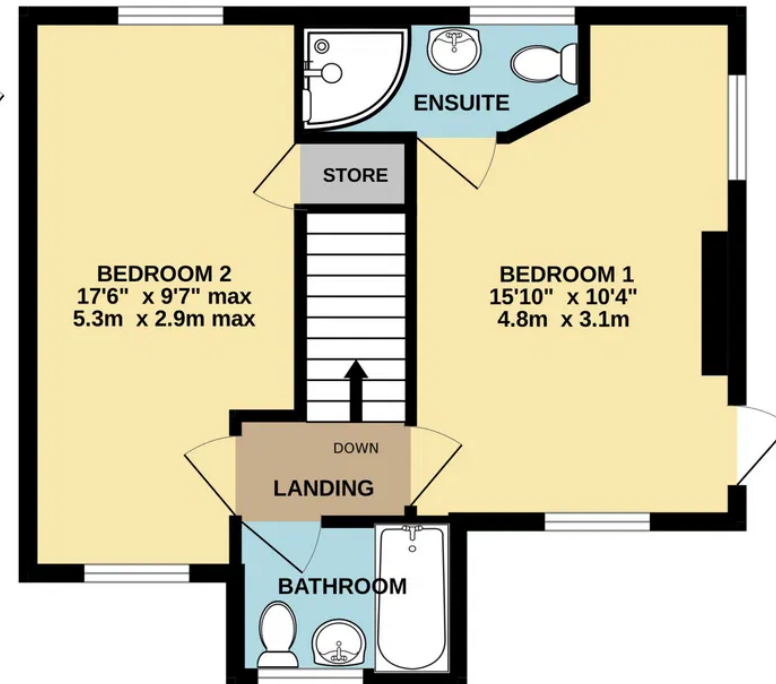
Sat-Nav: TQ2 6XA



## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Gargan & Hart

Estate Agents