



Luscombe Maye

Since 1873



# Arch Cottage, Brent Hill, Holbeton PL8 1LS

Guide Price £500,000 - £525,000

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## Description

A superb period character house located in the centre of this popular village with an abundance of period features and the added benefit of a detached annexe/studio in addition to excellent storage for boats/kayaks/bikes etc. With three good sized bedrooms, two spacious reception rooms and being located in this highly sought-after village, we very much recommend an internal viewing of this lovely family home.

## Services

Mains electricity, water and drainage. Oil fired boiler for central heating and hot water located outside the kitchen.

## Tenure

Freehold.

## Local Authority and Council Tax

South Hams District Council. Council Tax Band E.

## Viewings

Viewing strictly by appointment with Luscombe Maye Yealmpton | [yealmpton@luscombemaye.com](mailto:yealmpton@luscombemaye.com) | 01752 880044. Online viewing available upon request.

## Lettings

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Alex on 01752 393330 or [lettings@luscombemaye.com](mailto:lettings@luscombemaye.com) to discuss our range of bespoke services.



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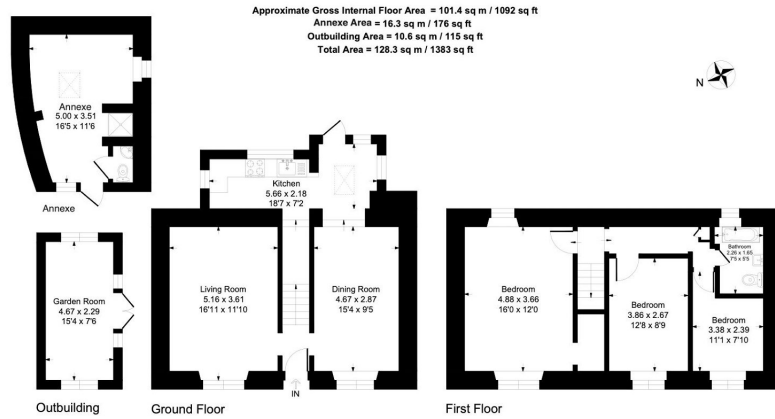


Illustration for identification purposes only, measurements are approximate, not to scale.

- Three good-sized bedrooms
- Two reception rooms
- Filled with period features throughout
- Secure gated archway great for storage
- Detached studio/annexe
- Good sized, well-stocked rear garden
- Close to the coast - Mothecombe less than 10 mins by car
- Heart of idyllic South Hams village with good degree of privacy
- Oil fired central heating
- EPC E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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