



Reedstore Cottage, 40 The Square, Holbeton, PL8 1LR



Guide Price £395,000

DESCRIPTION

The origins of Reedstore Cottage are believed to date from the 17th Century and along with surrounding properties is grade II listed. Re-thatched in October 2016, the property retains a wealth of character features and benefits from recently installed electric heaters. An attached barn/garage/workshop provides ample storage or could be converted into ancillary accommodation/studio space (subject to any necessary planning consents). In brief the accommodation comprises three bedrooms, two bathrooms (one with ensuite), kitchen/diner, sitting room and utility room. To the rear of the property there is a well stocked garden, with an outbuilding, summerhouse and greenhouse.

ACCOMODATION

The external front entrance door opens to an enclosed porch, with tiled floor and doors to the sitting room and kitchen diner. Within the kitchen/diner, the dining area has a window to the front with window seat. The kitchen area has a range of wall and floor-mounted cupboards with laminate worktop over, fridge-freezer, and butcher's block with drawers and shelves under. A solid fuel (anthracite) Rayburn has a hotplate, oven, and warming drawer and provides heat to the kitchen. The sitting room has two windows with window seats to the front elevation, an inglenook fireplace (not in use).



From the rear hallway there is access to the utility room, which benefits from a Belfast sink, full height built in cupboard, worktop with cupboard under, and space/plumbing for a washing machine. A door opens into the downstairs shower room, with electric shower, WC and basin. The vaulted rear hallway has a barn door providing access to the rear garden and stairs to the first floor with a mezzanine level providing a small area ideal for a desk or reading.

Upstairs there are three bedrooms, all overlooking the front elevation. The master bedroom also benefits from an ensuite bathroom comprising a shower cubicle (electric shower), bath, WC, pedestal basin, and period fireplace. There is also a walk-in wardrobe with hanging rails, shelves and a hot water cylinder.

OUTSIDE

The adjacent garden at the rear is approached by a small shared pathway and is credit to the current owner. Well stocked with shrubs, fruit trees, and perennials, the garden also has an outbuilding for storage, a summerhouse, and a greenhouse.

To the side of the property is the barn/garage/workshop which has the potential to become further or ancillary accommodation subject to any necessary consent. There are double doors to the front allowing possible vehicular access and two pedestrian doors to the rear garden.

SERVICES

Mains electricity, water and drainage. Heating is provided by economy 7 night storage heaters and hot water via the Rayburn or electric hot water cylinder.

COUNCIL TAX AND LOCAL AUTHORITY

Band D. South Hams District Council.

TENURE

Freehold

DIRECTIONS

What3Words:- [///harp.whirlwind.stared](https://www.what3words.com/?q=///harp%20whirlwind%20stared)

AGENTS NOTE

We understand that the property has a restrictive covenant forbidding holiday lets, although a longer term let such as an AST for the purpose of a dwelling could be acceptable. Buyers are advised to make further enquiries with their lawyer.

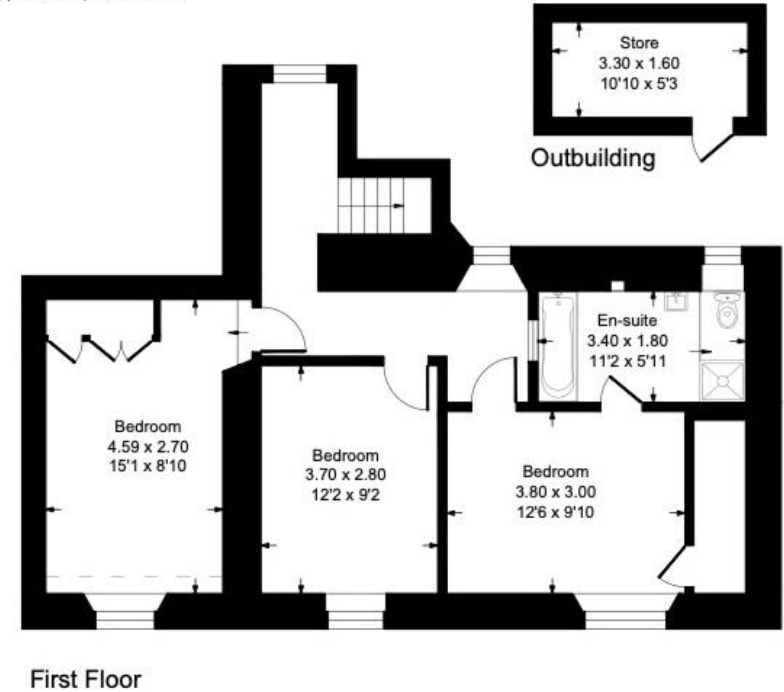
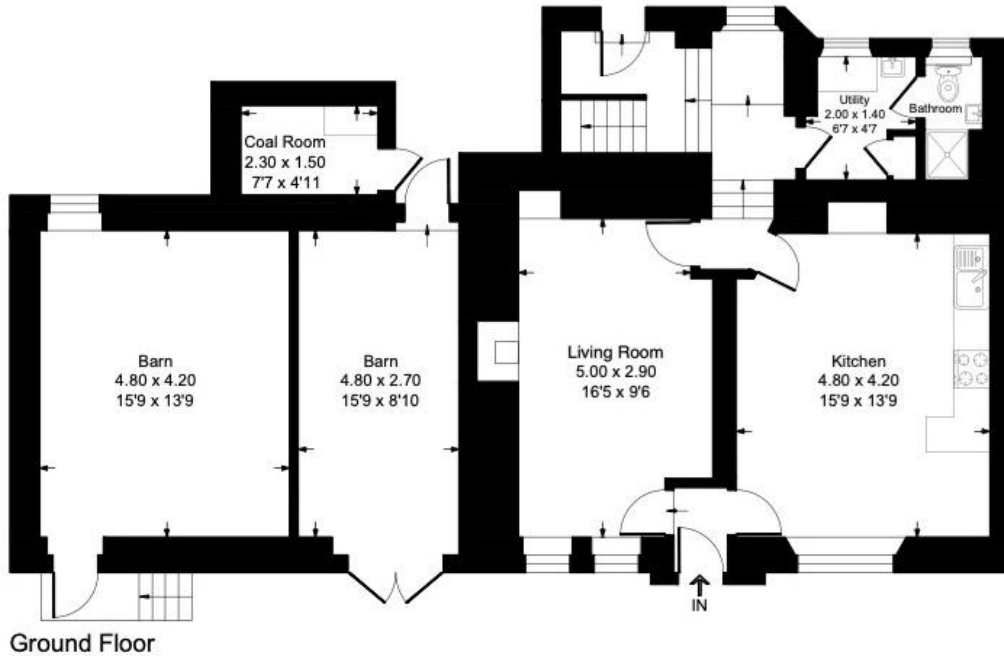


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EPC Exempt

Approximate Gross Internal Floor Area = 176.3 sq m / 1899 sq ft
 Outbuilding Area = 5.2 sq m / 57 sq ft
 Total Area = 181.5 sq m / 1956 sq ft

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



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