



12 Fore Street, Yealmpton PL8 2JN

 Luscombe Maye
Since 1873



Guide Price £325,000 - £350,000

Description

Chou Cottage nestled in a picturesque setting, this charming two-bedroom character cottage seamlessly blends historic charm with modern comforts. Recently modernised to an exceptional standard, the property retains its unique features, including exposed beams and cosy window seats, which add to its inviting atmosphere.

The heart of the home is the kitchen breakfast room, perfect for casual dining, the front stable door opens to the outside, bringing in plenty of natural light. Downstairs, you'll find a modernised shower room and a practical utility room, offering all the conveniences for contemporary living.

The upstairs master bedroom is complemented by a convenient WC, adding a touch of luxury to this quaint retreat.

Step outside to discover a beautifully enclosed garden, bordered by traditional stone walls, where an area laid to lawn is surrounded by mature flowers and shrubs, creating a serene oasis. A raised area under a pergola provides an ideal spot for al fresco dining, offering stunning views over the valley. Additional outdoor storage space enhances the practicality of this delightful home.



Although currently used as a holiday home, this cottage is perfect for those seeking a blend of character and modern living, with an idyllic garden to match.

Further Information

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

Local Authority: South Hams District Council

Council Tax: Currently a commercial rate, registered with the Local Authority as a self catering holiday unit and premises and as such "small business rates relief" applies and that means no business or local rates have been liable. Our understanding is that prior to this, the property was a Council Tax Band D.

Tenure: Freehold

Services: Mains Gas, Electricity, Water & Drainage

Parking: None allocated. On-street parking is available on a first-come, first-served basis on Fore Street and Torr Hill.

Construction: Stone Walls and Tiled Roof

Rights of Access: Right of way for vehicles and livestock up the drive from the highway.

Broadband: <https://checker.ofcom.org.uk>.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Approximate Gross Internal Floor Area = 62.4 sq m / 673 sq ft
 Outbuilding Area = 7.6 sq m / 82 sq ft
 Total Area = 70.0 sq m / 755 sq ft

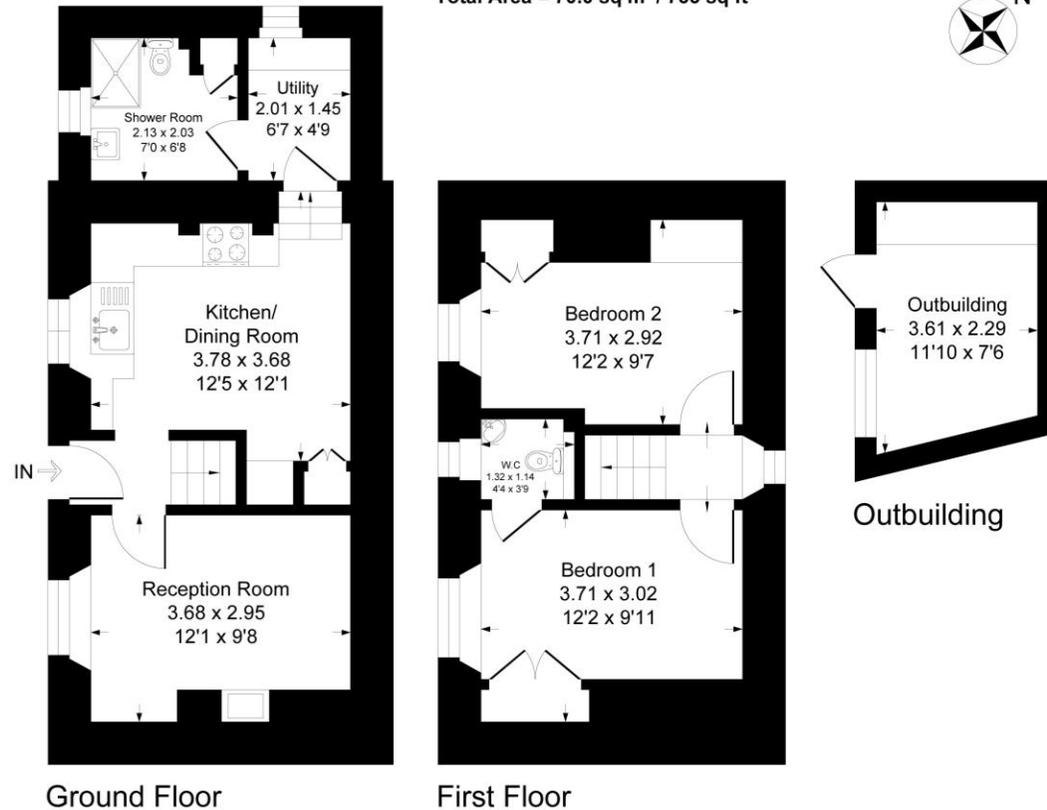


Illustration for identification purposes only, measurements are approximate, not to scale.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs, and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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