CRAIGWELL COTTAGE HOPE COVE





Craigwell Cottage | Bolberry Road | Hope Cove Devon | TQ7 3HT

A charming, semi-detached cottage located in a rural and tranquil setting just on the edge of the pretty fishing village of Hope Cove and only a short distance to Inner Hope and its sandy beach.

The cottage exudes character and charm, with picturesque country views that can be enjoyed from the comfort of your own spacious garden, approximately an acre in size. The property also benefits from ample off-street parking, providing convenience for residents and guests alike. With its scenic surroundings and delightful features, this cottage is the perfect place to call home for those looking to escape to the countryside.

Hope Cove, a charming and popular old fishing village, is conveniently located between the famous sailing centre of Salcombe and Thurlestone with its spectacular 18 hole links gold course. Located just 6 miles from Hope Cove is Kingsbridge, the commercial and shopping heart of the area. Hope Cove boasts two sandy beaches from which a small craft can be launched with ease and is set amongst dramatic scenery created by the National Trust owned cliffs and headlands that can be accessed by the South Devon Coastal Path.

Salcombe Office

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Property Details

Services: Mains electricity. Private water and drainage.

Electric heating.

EPC Rating: Current: G, Potential: C

Council Tax: Band D

Tenure: Freehold

Authority

South Hams District Council, Follaton House, Plymouth

Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

Semi detached

- 3 Bedrooms
- Ample off street parking
- Approximately 1 acre garden
- Beautiful countryside views
- Peaceful edge of village location
- Close to sandy beaches

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Leave the A381 Kingsbridge to Salcombe road at Malborough, turning right and going through the village centre. After passing the church on the right, take the left fork and follow this road for about a third of a mile. Take the second turning right, signposted Bolberry/Hope Cove. Follow this road through the hamlet of Bolberry and before reaching Hope Cove at the bottom of the valley Craigwell Cottage will be found on the left hand side.

Viewing

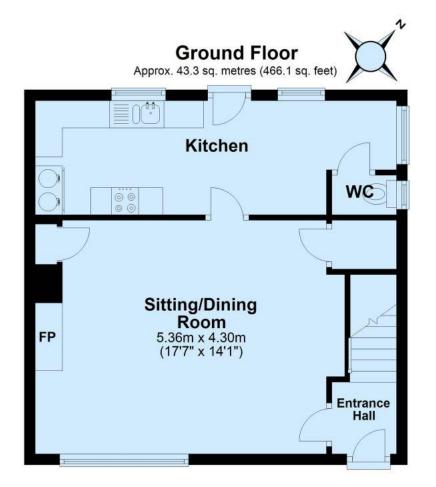
Very strictly by appointment only through Marchand Petit (Salcombe Office) Tel: 01548 844473

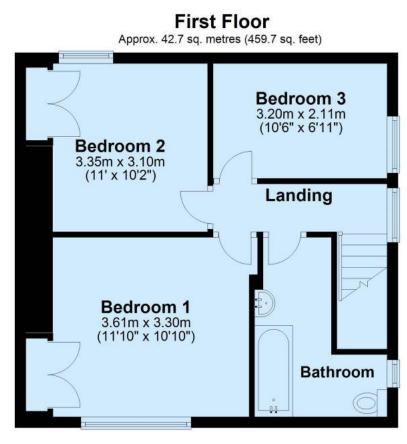






Floor Plans





Total area: approx. 86.0 sq. metres (925.8 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.