

COOKS COTTAGE

SALCOMBE




MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Cooks Cottage | 16 Robinsons Row | Salcombe Devon | TQ8 8EU

An amazing opportunity to acquire this beautiful Grade II listed cottage in the heart of Salcombe, enjoying stunning estuary views and only a short walk to the town centre.

Number 16 Robinsons Row was originally part of a row of classic cottages that make up Robinsons Row. These cottages housed boat captains in the 19th century, when Salcombe was a prosperous working port. This period marked Salcombe's boom time, when scores of schooners built in the town sailed from the Bahamas, carrying oranges and exotic fruit for the British market. This landmark cottage is thus part of the true fabric of Salcombe.

It is now immaculately presented throughout, featuring a charming open plan living room and kitchen, two double bedrooms, and a shower room. The Grade II listed property retains a wealth of period features with modern touches and benefits from being only a stone's throw from the town's amenities, yet positioned in a quiet lane.

The beautiful estuary town of Salcombe is located in the heart of the South Devon region known as the South Hams, which is known for having an uncommonly temperate climate, verdant unspoilt countryside, hidden combs and a spectacular coastline. Arguably one of the most sought after waterfront locations in the UK, Salcombe is the perfect setting for this beautiful home. Once a thriving fishing village, Salcombe still retains much of its original charm and character. The property sits within the short distance of the town, with its many restaurants, local pubs and boutique shops. More extensive shopping and amenities are available in Kingsbridge. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



Property Details

Services:	Mains electricity, water and drainage. Electric heating.
EPC Rating:	Current: F, Potential: A
Council Tax:	Band D
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Charming Grade II listed cottage
- A stone's throw from Salcombe town centre
- Estuary views
- Beautifully presented throughout
- Open plan kitchen/living room
- Period features with modern touches
- 2 Double bedrooms
- Perfect lock up and leave

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

Proceed to the centre of Salcombe. Robinsons Row is a lane running off Fore Street, almost immediately opposite the Marchand Petit office. Number 16 will be found towards the end of the lane.

Viewing

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

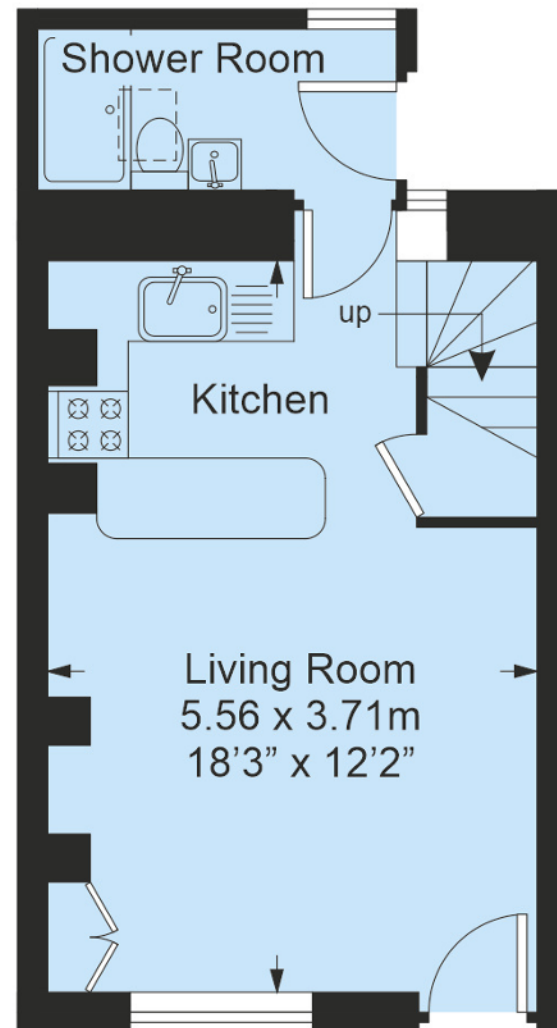


Floor Plans

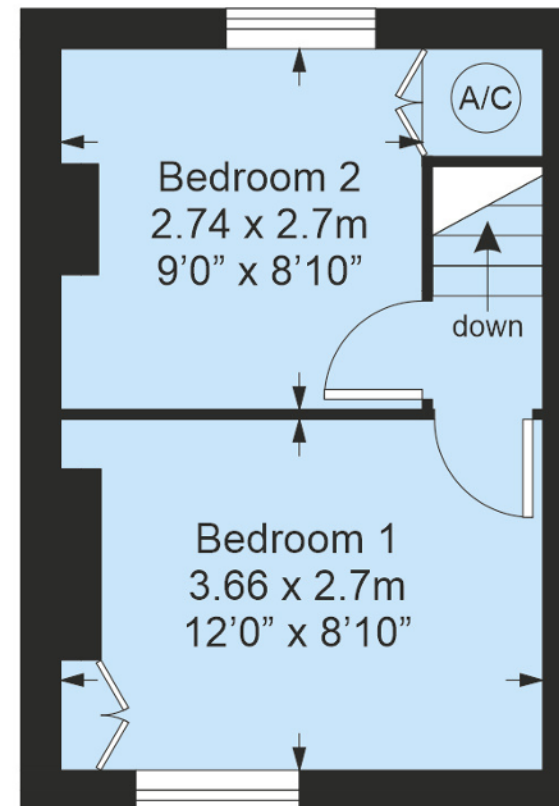
*NB. This Floor Plan is for illustrative purposes only,
all dimensions are approximate.*



*Total area 45.3 Sq.m
(488 Sq.ft) Approx.*



Ground Floor



First Floor



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.