

THE BOLT COTTAGE MALBOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



THE BOLT COTTAGE

FOR SALE BY AUCTION UNLESS PREVIOUSLY SOLD Malborough boasts a delightful collection of thatched cottages, with The Bolt Cottage standing out as one of the most charming. Offering generous living spaces, it includes two reception rooms and a bright, south-facing conservatory. The cottage is beautifully presented throughout, retaining an abundance of character with features such as a stone-flagged dining room floor, beamed ceilings, and a traditional stable door. The property comprises three bedrooms—two located on the first floor, and a third conveniently situated on the ground floor alongside the family bathroom. The cottage is nestled within picturesque gardens, complemented by a charming patio area that can be accessed from both the conservatory and the sitting room. A convenient shed provides additional storage space.

METHOD OF SALE

The property will be offered for sale at Harbour House, Kingsbridge, TQ7 1JD subject to a reserve price on the 11TH December 2025 at 3PM prompt. Unless previously sold.

DEPOSIT

A 10% deposit based on the sale price will be payable at the fall of the hammer and in addition a 1% buyer's premium will be payable to the vendor's sole selling agents by means of a BACS payment at the time and venue of the auction.

PROXY BIDS

Those not able to attend the auction but intend to use a proxy must complete and return a proxy form and have with them at the time of the auction a cheque made payable to the vendor's solicitor for 10% of the guide price.

SPECIAL CONDITIONS OF SALE

Copies of the Special Conditions of Sale can be obtained from either the vendor's sole agents, Marchand Petit, Salcombe Office, 01548 844473, salcombe@marchandpetit.co.uk or from the vendors solicitors, Ian Buchanan, Tyndall woods Solicitors 01212433139, IBuchanan@tyndallwoods.co.uk

BUYERS PREMIUM

A Buyer's Premium of 1% plus VAT of the hammer price will be payable to the sole agents and auctioneers in addition to the purchase price and deposit payable to the vendor's sole agent at the auction. In the event the property is sold prior to auction or after the auction the Buyer's Premium remains payable to the vendors sole agent in accordance with the contract.

MONEY LAUNDERING REGULATIONS

All interested buyers attending the auction and intending to bid should register for anti-money laundering purposes providing proof of identity and address in order that we can comply with Money Laundering Regulations.

COMPLETION

To be agreed.

AUCTION CONDITIONS

Our standard auction conditions can be viewed on our website under Marchand Petit's Standard Auction Conditions.

<http://rtsites.rtsb.net/Sites/486/Themes/PropertyPortals/TV2/pdf/CommonAuctionConditions.pdf>





KEY FEATURES

- Characterful detached cottage
- 3 Bedrooms
- Popular village close to sandy beaches
- Countryside views
- Delightful gardens
- Period features
- Close to sandy beaches





PROPERTY DETAILS

Property Address

The Bolt Cottage, Lower Town, Malborough, Devon

Mileages

Salcombe 2.5 miles, Kingsbridge 3.5 miles, Totnes 16 miles.

Services

Mains electricity, water and drainage. Gas fired central heating.

EPC Rating

Current: D, Potential: C

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council

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

On entering Malborough via the A381 Kingsbridge/Salcombe road turn off this trunk road into Collaton Road (signposted Sharpitor). Almost immediately turn right into Lower Town. Proceed along this road for just over 100 yards and the property will be found on the left hand side.

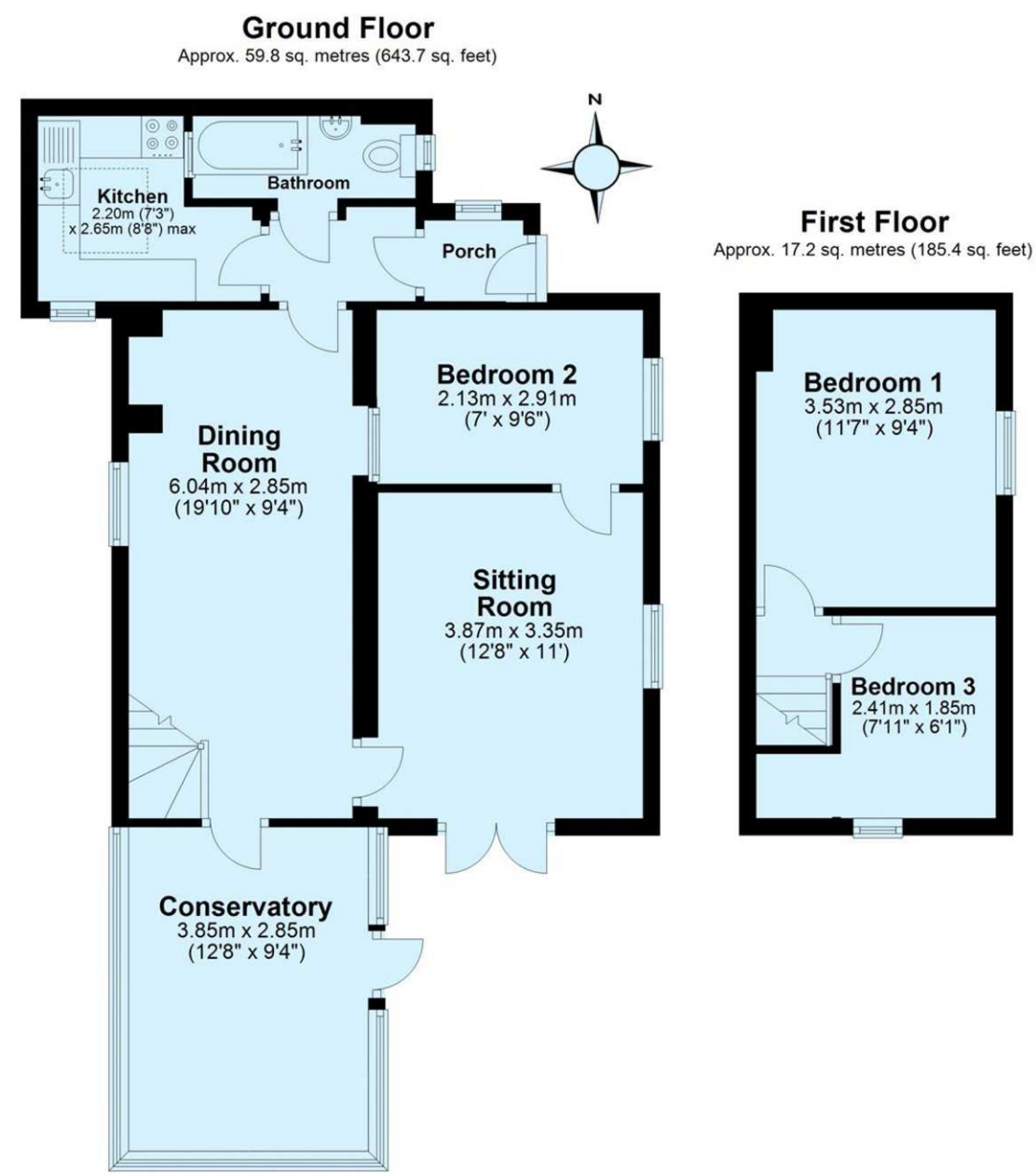
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.



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.

FLOOR PLAN



Total area: approx. 77.0 sq. metres (829.1 sq. feet)



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