

SHUTE HOUSE MALBOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

SHUTE HOUSE

Tucked away in a quiet and desirable position on the southern edge of Malborough village, Shute House is a charming end-of-terrace Grade II listed cottage, showcasing stunning original features and a beautiful orchard garden.

Malborough is renowned for its delightful collection of thatched cottages, and Shute House stands out as one of the most characterful. Offering generous living spaces, the cottage is beautifully presented throughout, retaining a wealth of period charm with exposed beamed ceilings and a striking feature fireplace.

The accommodation comprises, on the ground floor, a large sitting and dining room brimming with character and warmth. Beyond this lies a bright and well-appointed kitchen. A further door from the sitting room leads to a convenient shower room and a flexible third bedroom, currently used as a home office.

Upstairs, a spacious landing leads to two bright double bedrooms and a shared family bathroom.

Outside, the property offers generous space for outdoor living. To the rear, a courtyard patio provides a perfect spot for dining or relaxation, while to the front, a beautiful 3/4 acre garden with orchard creates a tranquil setting to unwind and enjoy the peaceful surroundings. A shared driveway leads to private parking with ample space for vehicles.

Malborough is a popular village with the benefit of a small supermarket and filling station, two pubs, a church and a primary school. It lies just inland from the beautiful coast, spectacular cliffs, coves and beaches of southern-most Devon. Salcombe is situated close by with its picturesque estuary renowned for its sailing and sandy beaches. At the head of the estuary Kingsbridge town provides a comprehensive range of shops and other facilities.



PROPERTY DETAILS

Property Address

Shute House, Shute Hill, Malborough, Devon, TQ7 3SF

Mileages

Salcombe 2.5 miles, Kingsbridge 3.5 miles, Totnes 16 miles (distances are approximate)

Services

Mains services. Gas central heating.

EPC Rating

Current: E, Potential: C

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Grade II listed end of terrace character cottage
- Shared drive to ample private parking
- Beautiful 3/4 acre garden with orchard
- Sitting/dining room with fireplace
- Popular village close to sandy beaches
- Close to all village amenities

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

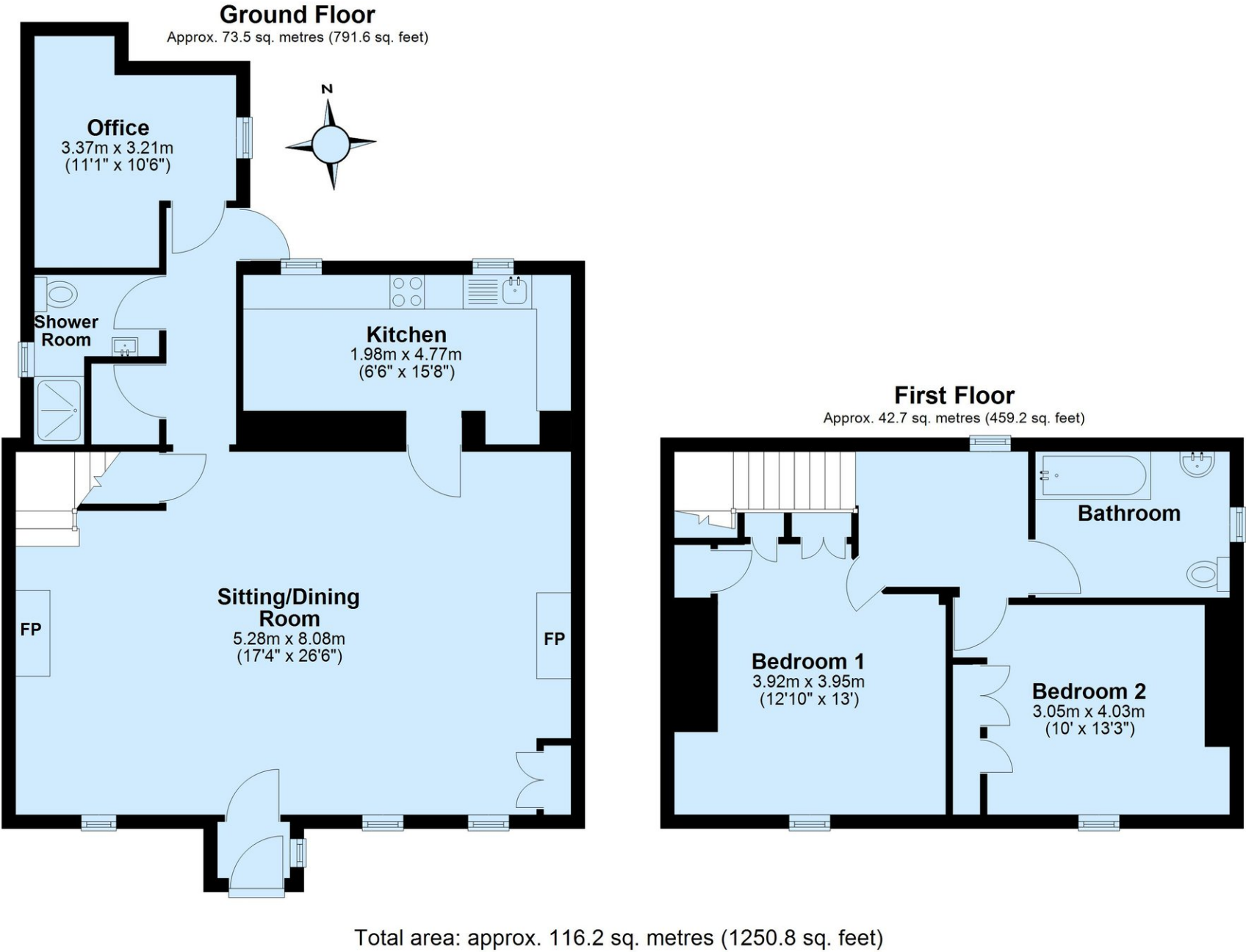
On entering Malborough, turn off the A381 into Collaton Road (signposted Sharpitor). Almost immediately, take the first turning on the right into Lower Town. Follow this road for approximately 150 yards, then turn left into Shute Hill. The property will be found on your right-hand side towards the bottom of the hill..

Viewing

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



FLOOR PLAN



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