



Albion Street, Shaldon, TQ14 0DH

£375,000

- A BEAUTIFUL GRADE II LISTED COTTAGE CLOSE TO THE ESTUARY BEACH AND VILLAGE GREEN
- SITTING ROOM WITH FEATURE FIREPLACE
- STYLISH KITCHEN/DINING ROOM WITH SOME INTEGRATED APPLIANCES
- TWO BEDROOMS, ONE WITH ESTUARY VIEWS AND A MODERN BATHROOM
- APPEALING PAVED FRONT GARDEN AND SMALL COURTYARD
- GOOD HOLIDAY LETTING POTENTIAL!

An elegant Grade II listed 1800's-built cottage, idyllically set close to the village green and the estuary foreshore. Sitting room with bow window and a feature fireplace and an attractive kitchen/dining room with granite work surfaces and some integrated appliances. Two good sized first floor bedrooms, both with built in cupboard/wardrobes and with the principal bedroom having some estuary views. Modern bathroom, highly appealing paved front garden and a small enclosed courtyard.



Property Description

LOCATION

Cherra Cottage is perfectly positioned within the heart of the ever sought after Shaldon, set not much more than a stones' throw away from the estuary, foreshore and the picturesque village green. The village has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include an Ofsted 'Outstanding' rated primary school, The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington.

DESCRIPTION

Cherra Cottage is a delightful and beautifully maintained Grade II listed property. Externally attractive the cottage has a stucco front elevation with bow windows, a feature cornice and a cobbled pathway leads to the portico-style entrance. The





period entrance door opens to a reception hall, from where a panel door opens to the sitting room, a lovely space with a front facing bow window and a feature fireplace. The kitchen/dining room has feature curved walls and an attractive range of units with granite work surfaces, an induction hob and oven and high quality timber effect flooring. On the first floor, panel doors on the landing open to the upstairs rooms. The principal bedroom has built-in wardrobes and a bow window with bespoke shutters, taking in good views towards the estuary and beyond. The second bedroom is another appealing room, also having a built in cupboard/wardrobe and there is a modern bathroom with an attractive three piece suite. Outside to the front of the property, adjoining the cobbled entrance pathway there is a paved front garden, a good space to sit and contemplate the idyllic surroundings and for outside entertaining. To the rear of the property there is an enclosed courtyard garden with access to a shared pedestrian pathway.

To the front of the property a feature gate opens to the cobbled entrance pathway which leads to the panel entrance door, which in turn opens to the.....

ENTRANCE HALL

Having stairs rising to the first floor with a high level cupboard housing the electricity meter and modern dual RCD fuse board. A panel door opens to the.....

SITTING ROOM

A particularly lovely space with a sliding sash, small paned bow window with bespoke shutters having a good outlook towards the approach, Shaldon Bridge and the Little Haldon hills. Good quality timber effect flooring and there is a feature fireplace with a timber surround, a mantle over and an arched cast iron inset. Radiator. From the sitting room a panel door opens to the.....

LOBBY AREA

With a feature curved wall and a door opening to a good sized understairs storage cupboard. The Lobby area opens to the.....

KITCHEN/DINING ROOM

A charming space with a feature curved wall and a dining area with space for a table and chairs. There is high quality timber effect flooring throughout the space. The kitchen area is fitted with an attractive range of modern units with cream coloured cupboard door and drawer fronts. A curved granite work surface with tiled surrounds and an under-mounted one and a quarter bowl, stainless steel sink unit with mixer set finishes the kitchen.

There is a built in four ring Bosch ceramic induction hob with under counter oven, a filter over and a recess for a fridge/freezer. Radiator, feature wall lights and recessed spotlights to ceiling. The kitchen/dining room opens to a lobby area with a high ceiling, having a feature double glazed sky light, a double glazed window and a wall mounted plate rack, and utility cupboard housing washing machine and tumble dryer.

Timber framed double glazed French doors open to a small courtyard.

FIRST FLOOR LANDING

With feature panel doors to.....

BEDROOM ONE

A particularly delightful room with a small paned, sliding sash bow window having bespoke shutters and taking in good views towards the Teign Estuary, Shaldon Bridge and the little Haldon Hills. There are two good quality built in double wardrobes, one of which also has a chest of drawer unit and one of which is part shelved.

BEDROOM TWO

Another lovely room with a double glazed timber framed window over looking the rear aspect. There is a contemporary style radiator and sliding doors open to a good sized wardrobe/linen cupboard.

BATHROOM

The bathroom is fitted with a modern three piece suite with ceramic tiled surrounds, with the suite comprising a three quarter panel bath with a mixer set and an electric shower over, a "Heritage" pedestal wash hand basin with mixer set and demist mirror over and a WC. Glass shelf, ladder-style radiator/towel rail and timber effect flooring.

OUTSIDE

Outside to the front of the property there is a charming courtyard style garden, being paved and enclosed by low level walling, thus providing a

good spot to contemplate the idyllic village surroundings and views. To the rear of the property there is a small courtyard area enclosed by rendered and painted brick walling, there is an outside water tap and access to a gate that leads to a shared pedestrian pathway at the rear of the property.

Cherra Cottage was extensively renovated in approximately 2016 to include rewiring and a new roof, it also has a modern condensing boiler.

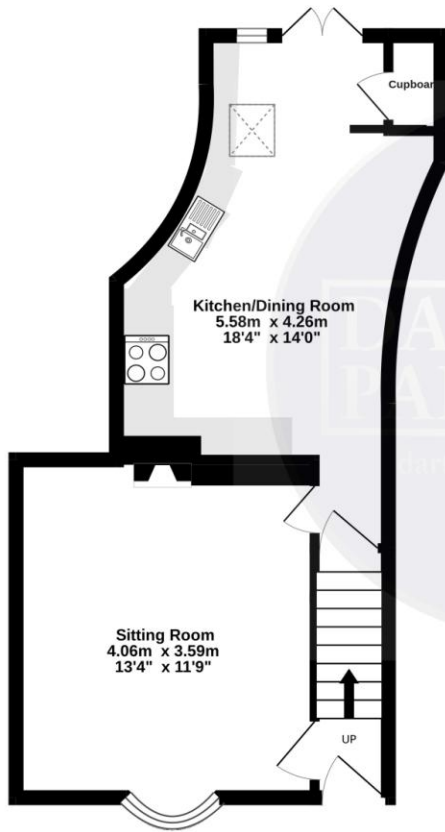
MATERIAL INFORMATION - Subject to legal verification

Freehold

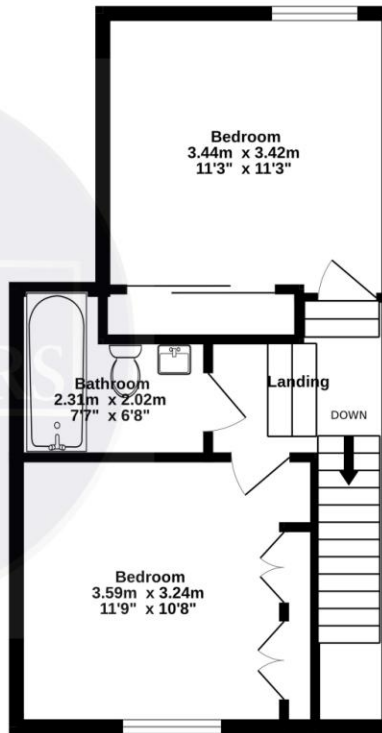
Council Tax Band - C



Ground Floor
35.0 sq.m. (377 sq.ft.) approx.



1st Floor
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA : 70.0 sq.m. (753 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC EXEMPT



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