



Southbrook Cottage,



# Southbrook Cottage,

Southbrook, Starcross, EX6 8QX

A charming Grade II Listed thatched cottage presented in excellent condition throughout with mature gardens and a detached double garage.

- Charming Grade II Listed thatched cottage
- Double garage with workshop and driveway parking
- Estuary views from the first floor
- Beautiful mature garden
- Well presented characterful accommodation throughout
- Cottage style kitchen/breakfast room
- Two bathrooms
- Council Tax Band D.
- Freehold

Offers In Excess Of £550,000

## SITUATION

This beautiful Thatched cottage is located to the South of the village of Starcross and a short walk to the harbour and pubs at Cockwood. Starcross is home to one of the United Kingdom's oldest sailing clubs. It is also famous for Isambard Kingdom Brunel's Atmospheric Railway. Local facilities include primary school, pubs and good bus links. Just to the north of the village is Powderham Castle, home of the 19th Earl of Devon, within the castle grounds is its farm shop with butcher, cheese shop, deli and much more. Four miles to the south is the coastal resort of Dawlish and beyond that the coastal town of Teignmouth. Inland from the village is Haldon Forest, an area of Forestry Commission woodland with wonderful walking, riding and cycling facilities. There is a cycle path all along the estuary to Topsham. The cathedral and university city of Exeter (8.5 miles) provides a wealth of facilities befitting a centre of its importance whilst to the east is its international airport. Starcross has a branch line railway station which links to Exeter St Davids plus Newton Abbot and Plymouth to the south.

## DESCRIPTION

Southbrook Cottage is a picturesque Grade II Listed thatched cottage which has been lovingly improved by the present owners to provide a lovely blend of stylish and characterful accommodation throughout. The property benefits from three charming reception rooms on the ground floor with exposed beams and a cottage style kitchen towards the rear whilst on the first floor are two bedrooms reached via two separate staircases one with a dressing room and there are two bathrooms. The gardens provides an abundance of established flower beds, an area of lawn and a large patio for outside dining.



## ACCOMMODATION

From the path a covered front door opens into a lovely sitting room with a gas fired stove set in a feature hearth with exposed brick and a wooden beam over. There are a range of exposed wooden beams and bespoke wooden doors leading to the staircase, kitchen and into the dining room. Located to the right the dining room could be used as a downstairs bedroom and has another gas fired stove and has a window looking to the front. Leading from the sitting room is a family room with a window to the front and French doors to the garden. There is a gas fired stove, a wooden door giving access to the second staircase and an opening into a study. To the rear of the property is a cottage style kitchen fitted with a range of wood fronted units with a solid wood work top over and views to the rear over adjoining fields. A door opens into a useful laundry room with a door to the garden and a door into a downstairs cloakroom.

Stairs rise to the first floor directly into bedroom one with a window looking over the front garden and a door into a dressing/occasional bedroom fitted with a range of cupboards with a second door opening into a lovely ensuite with a roll top bath. From the bedroom at the top of the stairs another door opens to the top of the second staircase where there are doors into the second bedroom and another into another bathroom with a panel bath and shower over. The stairs lead down to the family room. Both bedrooms have lovely views across the front garden to the Estuary and beyond to Dawlish Warren.

## GARDENS

From the road as you approached the cottage on the right hand side is a detached double garage with double wooden entrance doors, one electronically operated, there is light and power and storage into the eaves. Adjoining the garage is a workshop with light and power, to the front a driveway laid to gravel and beyond an area of garden that has been planted with fruit trees. The cottage is accessed from the other side of the road with a wooden door opening into a delightful garden enclosed by a wall and beautifully planted with a range of flowers and shrubs. There is a area of lawn to the front of the house, to the side a large patio overlooking fields to the rear and steps lead up to a further seating area.

## SERVICES

Current Council Tax: D  
Utilities: Mains electric, water and telephone.  
Drainage: Mains drainage  
Heating: Gas central heating  
Tenure: Freehold  
Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

## DIRECTIONS

From Exeter, head towards Starcross and Dawlish along the A379. Pass through Kenton and Starcross and on leaving the village, pass the golf course on the right and as you approach Cockwood harbour, take the next right with the cottage being on the left hand side.

## AGENTS NOTE

The vendors advise there is a parcel of land beyond the garage and orchard and the owner of this land has the right to reach this ground following a strip from the road.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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