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The Cottage & The Barn

## The Cottage & The Barn, Derby Road, Kingsbridge, TQ7 1JL



Salcombe 6 miles. Dartmouth 14 miles.  
Totnes 13 miles.

The Barn and The Cottage offer a unique opportunity to modernise two properties in a tucked away private location whilst still being able to walk into town with the benefit of driveway parking, detached garage and idyllic gardens with a stream and wooded areas.

- Rare Opportunity To Modernise Two Attached Properties
- Private Location Within Walking Distance Of Town
- Lots Of Driveway Parking
- Detached Double Garage
- Characterful Features
- Pretty Gardens With Stream
- Multigenerational Living Or Holiday Let Potential
- No Onward Chain
- Freehold
- Council Tax Band for The Cottage D and The Barn B.

### SITUATION

Derby Road is a popular area in Kingsbridge being within walking distance of the centre of the town with its many shops, restaurants and pubs. Kingsbridge offers an excellent range of further facilities which include two supermarkets, a cinema, leisure centre with indoor swimming, medical centre and community hospital, library, schools and churches. There are boat moorings, quays and slipways close by and the area has an abundance of sandy beaches and coastal and countryside walks. The popular sailing towns of Dartmouth and Salcombe within easy reach.

### DESCRIPTION

The Barn and The Cottage offer a unique opportunity to modernise two properties in a tucked away, private location whilst still being able to walk into town. Whether you are searching for a family home close to the schools, or something with potential for multi-generational living or income potential this one is for you. Benefiting from ample parking, a double garage and stream bordered gardens.

### ACCOMMODATION

The Cottage is very pretty and characterful property. There is a lovely kitchen dining room, fitted with a range of wall and base units with spaces for appliances, feature fireplace. Dual aspect sitting room with inglenook fireplace. Inner hall with original stone flag floor leading to a useful utility area and WC. Ground floor bedroom. On the first floor there are two generous bedrooms along with a family bathroom.

The Barn is a character attached stone barn with reverse level accommodation including: an open-plan dual aspect living, dining, kitchen on the first floor with exposed A frame. On the ground floor there are two bedrooms and a bathroom.

There is ample scope to convert into one dwelling or extend, if desired, subject to the necessary planning consents.

### OUTSIDE

Ample driveway parking and a detached double garage with pretty gardens are mainly laid to lawn and run along the stream edge with tree lined borders and mixed mature shrubs. To the front is a terraced garden area, with a seating area and mixed planting.

### SERVICES

Mains water, electric and drainage with electric heating.  
Ultra fast broadband is available at this location.  
Full mobile coverage via Three, EE, Vodafone and O2 are available at the property.

### TENURE

Freehold.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

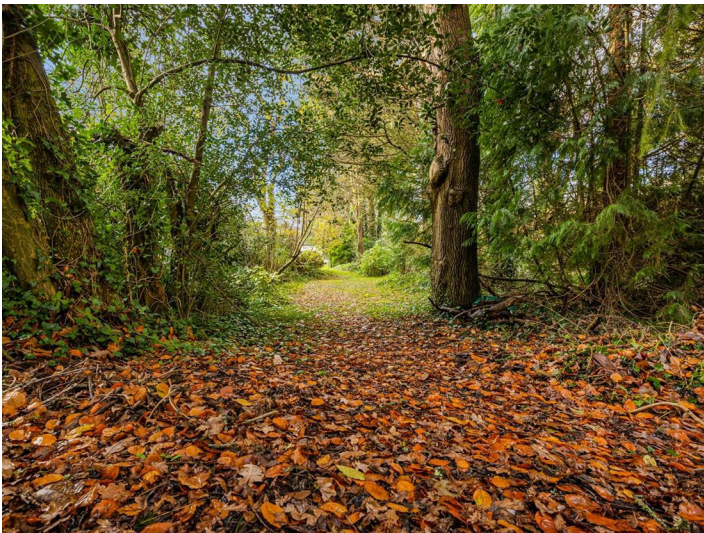
### DIRECTIONS

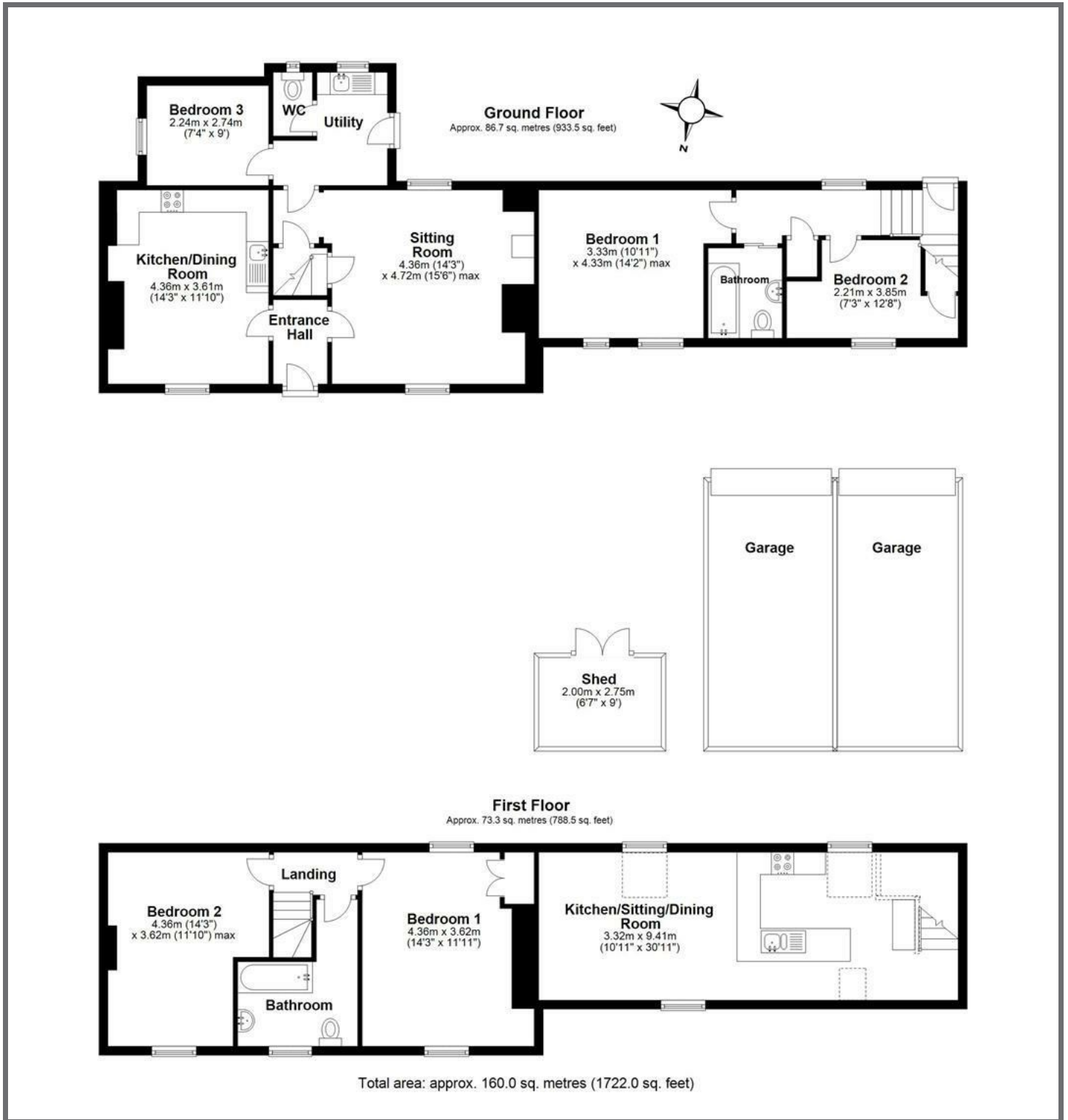
From our Kingsbridge office follow Embankment Road out of Kingsbridge and take the first left onto Derby Road. Take the first right continuing onto Derby Road where Garden Mill can be found on the left hand side.

### VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

Guide Price £600,000





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
(92-100) A	(81-91) B		80
(69-88) C	(55-68) D	60	
(50-68) E	(35-54) F		
(1-49) G			

Net energy efficient - higher rating costs

England & Wales EU Directive 2002/91/EC

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