



Higher Coltscombe Cottage,

Higher Coltscombe

Slapton, Kingsbridge, TQ7 2QE

Kingsbridge 8 miles. Slapton village for pubs and shop 2 miles.
Dartmouth 10 miles.

Stunning rural location. Heaps of potential. Detached property with three bedrooms. Single garage. Double garage/workshop with studio above and much potential subject to the necessary planning consents. Gardens, woodland and a paddock.

- Stunning Rural Location
- Detached Period Property
- Three Reception Rooms And Sun Room
- Gardens, Woodland And Paddock
- Freehold
- Huge Potential (subject to PP)
- Three Double Bedrooms
- Single Garage And Ample Parking
- Double Garage/Workshop With Studio Above
- Council Tax Band D.

Guide Price £650,000

SITUATION

Higher Coltscombe Cottage is in an idyllic rural location, towards the end of a no-through lane and near the highly desired village of Slapton, close to Slapton Sands and Torcross beaches.

Slapton is considered to be one of the prettiest and most desirable villages in the South Hams, almost equal distance between Kingsbridge and Dartmouth, the village has a thriving local community, two excellent pubs, a well-stocked general store, village hall, chapel and C13th church. It is just a few minutes' walk from a 3-mile long beach and is also known for the internationally famous Slapton Ley Nature Reserve. The National Nature Reserve at Slapton Ley, a Site of Special Scientific Interest is located on the edge of the village and is the largest freshwater lake in the south west of England.

The South West coast path is easily accessible and takes in some of the most spectacular scenery the region has to offer. The nearby town of Kingsbridge lies at the head of the Kingsbridge Estuary and offers an excellent range of shops, local services and facilities. There is much in the area to satisfy the sports person including a Sports Centre with indoor swimming pool, walking, paddle boarding and fishing as well as several excellent golf courses within easy reach. This estuary town is further enhanced by its enviable location and sublime microclimate which enables a wealth of outdoor activities and good living.



DESCRIPTION

A detached, period, property that has many fine features, spacious accommodation that requires some updating but has huge potential to develop (subject to PP) set in an idyllic rural location.

ACCOMMODATION

The ground floor offers spacious accommodation, from the front terrace a door leads in through a large sun room and into the entrance hall. The sitting room, is a lovely room with feature exposed stone fireplace with wood burning stove. lovely living room with gas effect fire. Dual aspect dining room with Rayburn. Kitchen is fitted with a range of wall and base units with inset oven and hob. Cloakroom and lobby to rear access.

On the first floor the landing splits, there are two double bedrooms overlooking the front and a further dual aspect double bedroom. Family bathroom. Shower room. Useful store room.

OUTSIDE

Driveway to the side of the property provides access to the parking area and double garage/workshop. The double garage/workshop is detached and complete with wifi, water and plumbing, power and light. External metal steps lead up to the first floor which presently is a great open-plan space which could be converted into an annex, studio, home office (subject to any necessary planning consents). Single garage provides useful additional storage.

Woodland area to the side with walk way through and an abundance of primroses and bluebells. (It is noted that there are some trees with TPO's within the woodland). Garden area, has a decked area, terrace and a mix of mature planting. Across the lane is a paddock, partly walled/fenced of just over an acre.

SERVICES

Private water. Septic tank drainage. Mains electric. LPG heating.

TENURE

Freehold.

LOCAL AUTHORITY

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

VIEWING ARRANGEMENTS

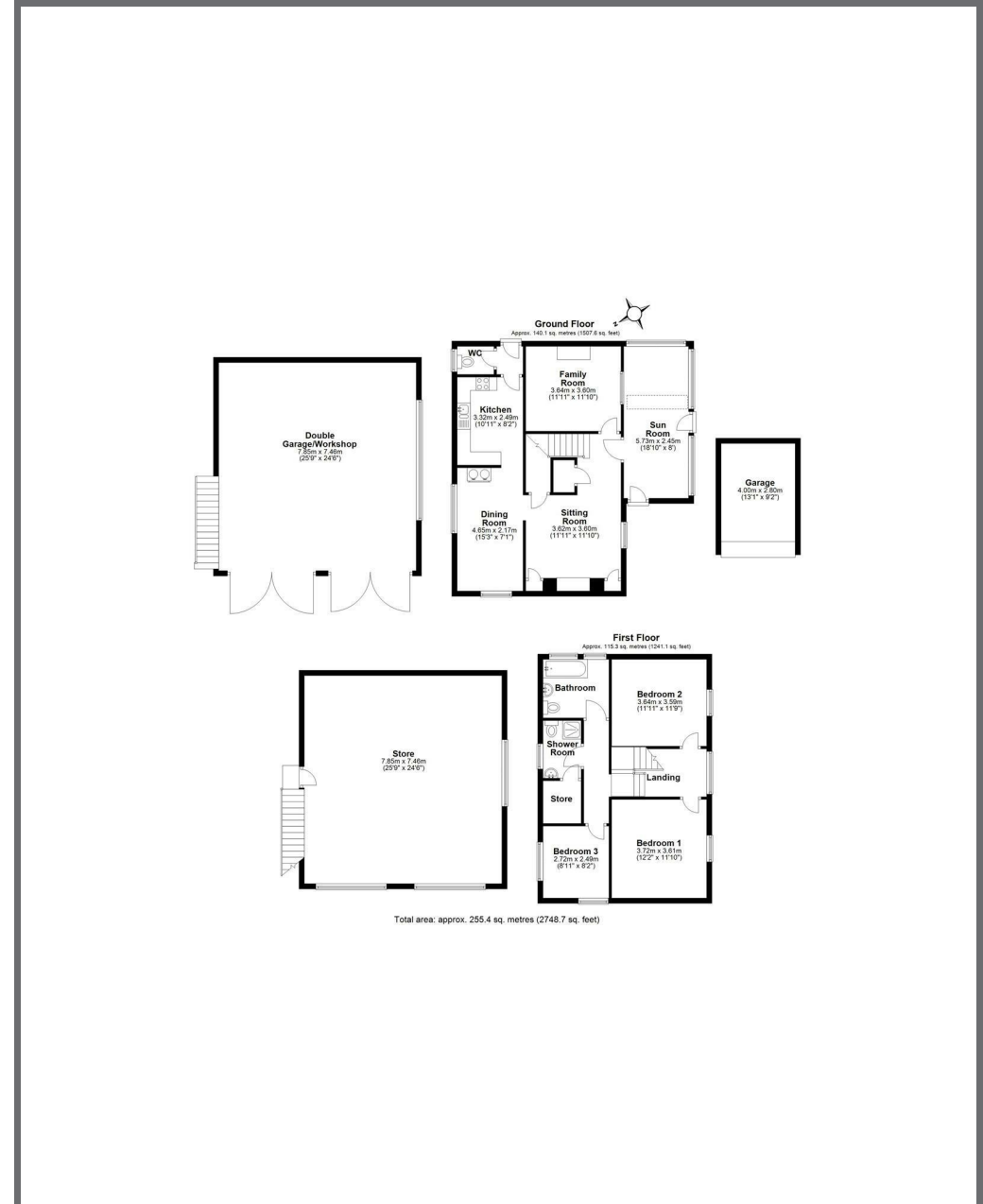
Strictly by appointment please through our Kingsbridge branch.

DIRECTIONS

From Kingsbridge take the A379 towards passing through the village of Torcross and along the coast road for around a mile. Turn left signposted Slapton continue through the village taking the left fork at Higher Greene Cross. Continue straight along the lane, marked 'Farms Only' and the driveway to the property will be found on the left hand side.
What3words: Monument.bedding.paces



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		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 The Promenade, Kingsbridge,
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



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