



Broadway Cottage



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Galmpton, Kingsbridge, TQ7 3EU

Beach at Hope Cove 1 mile. Kingsbridge 4 miles. Salcombe 3 miles.

A delightful, period, part-thatched Grade II listed cottage less than a mile from beach, set within really good-sized plot, with three-bedrooms, parking, garage and glorious countryside views.

- Grade II Listed Detached Cottage, Part Thatched
- Third Of An Acre Plot With Countryside Views
- Just A Mile From The Beach
- Open Plan Living Dining With Wood Burning Stove
- Kitchen Breakfast Room
- Three Bedrooms And A Study
- Extended In 2009 With Further Potential
- Large Garage And Parking

Guide Price £600,000

SITUATION

Galmpton is a small village just a mile or so from Hope Cove, a quintessential Devon fishing village with pretty, thatched cottages and beautiful sandy beaches. Once a favourite haunt for smugglers, it is now a thriving local community with a shop/post office, village Inn, numerous small restaurants and good hotels and also provides facilities for launching and mooring small craft. The village is also on the Coastal Footpath and surrounded by coastal scenery which ranks amongst the best to be found anywhere in the country. A similar distance in the opposite direction is Malborough, with its church, village Inns, primary school and petrol station/convenience store whilst to the north is Thurlestone, again with a primary school, Village Inn church and post office/general as well as its highly-rated hotel and 18 hole links-style golf course.

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

Located in the picturesque village of Galmpton just a short distance from the coastal village of Hope Cove is this charming, detached, Grade II listed cottage with three bedrooms, set within a good sized plot with parking and a garage, whilst enjoying beautiful countryside views.



ACCOMMODATION

The original cottage dates back to C18 and still has many original charming features, extended in 2209 is Grade II listed, part thatched and part tiled, stone built detached property. The cottage has vast potential to create a stunning family home in this sought after location.

From the porch there is access into the sitting/dining room with stone fireplace and wood burning stove, beamed ceilings, door leading to the stairs, window overlooking the front aspect and onto the garden and window with window seat overlooking the rear. The sun room faces the garden, is double glazed hardwood and has a door leading out to the garden. Kitchen breakfast room overlooks the garden and is fitted with a range of units with spaces for appliances. Utility room. Cloakroom/WC. Dining Room/Double Bedroom with built in cupboard.

On the first floor there is a pretty double bedroom with built in cupboard and wash hand basin. There are two further bedrooms (one currently used as a study and with restricted head height) along with a family bathroom complete with a freestanding slipper bath, shower, vanity unit housing wash hand basin and WC.

OUTSIDE

Access from the lane into the driveway, with 5-bar gate leading to a parking area and onto the garage. The garage/workshop has power and water. The garden extends to around a third of an acre, mainly laid to lawn with a fabulous mix of mature trees and shrubs, former kitchen vegetable garden, chicken run, large garden shed.

SERVICES

Mains water, drainage, electric with electric heating. According to Ofcom superfast broadband is available at this location and all major mobile networks are likely.

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

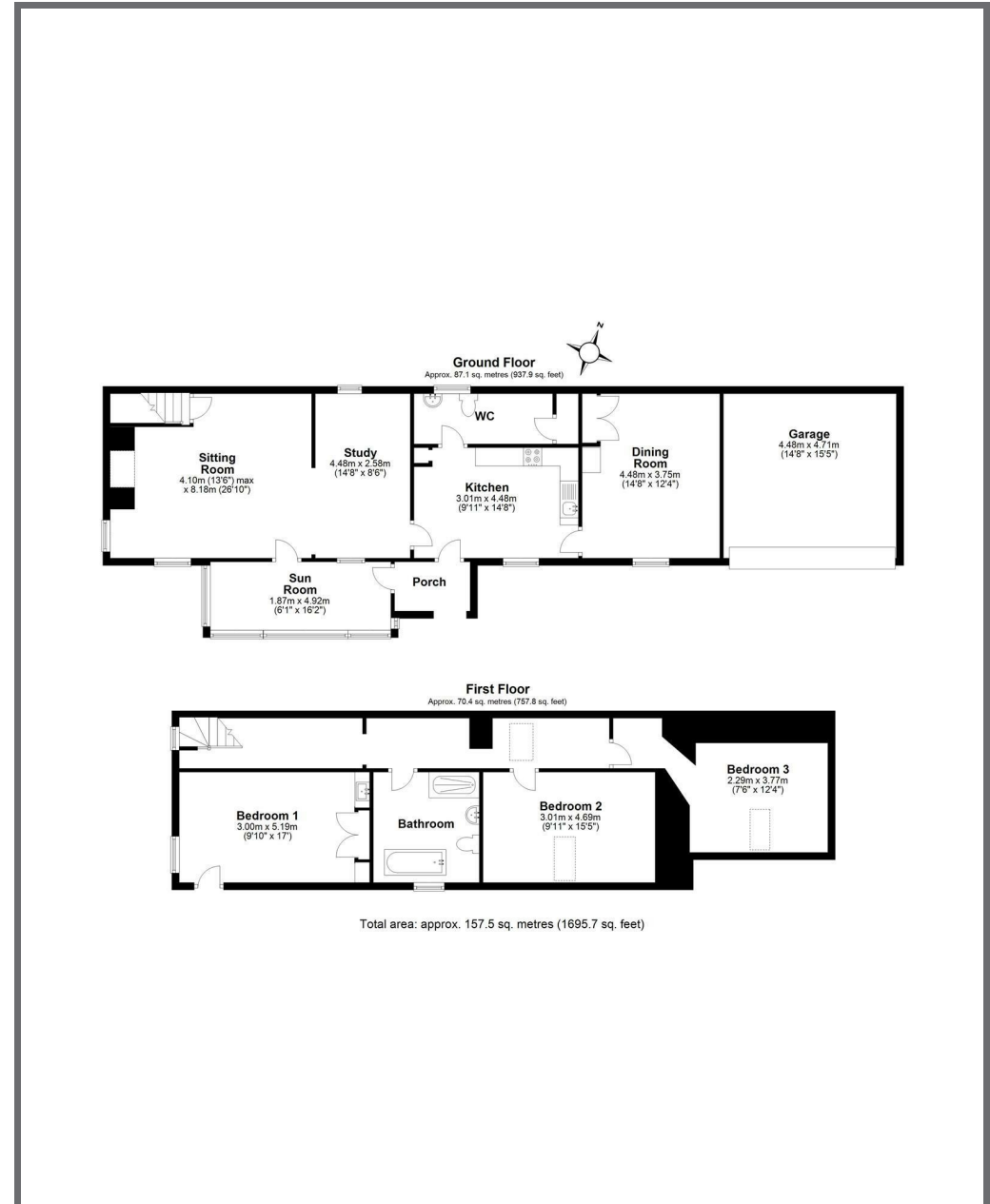
Follow the A381 out of Kingsbridge and turn right down Burleigh Lane where and continue along this lane until you reach Galmpton Cross, bearing right and continue towards Galmpton where Broadway Cottage will be found on the left hand side.

AGENTS NOTE

The property was extended and rethatched in 2019. There is a covenant still in place until 2027 that prevents building on the top, former kitchen garden.



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.



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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	34	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	