



Anvil Cottage





# Anvil Cottage

Beeson, Kingsbridge, TQ7 2HW

Nearest beach 0.5 miles. Kingsbridge 7 miles. Totnes 15 miles.

**\*\* No Onward Chain\*\*** A magnificent period cottage set in the heart of the highly desired village of Beeson, meticulously and lovingly renovated over the last few years to provide truly sumptuous interiors including a charming kitchen, dining room, sitting room and four bedrooms, along with driveway parking and beautifully landscaped gardens.

- Charming Period Cottage
- Magnificently Finished Interiors
- Four Bedrooms
- Beautifully Landscaped Garden
- Freehold
- Desirable Village Location
- Flexible Accommodation
- Sitting Room With Wood Burner
- Driveway Parking
- Council Tax Band: C

Guide Price £850,000

## SITUATION

Beeson is a peaceful coastal village that benefits from many rural and coastal walks in each direction, with a strong community that neighbours the stunning beach front of Beesands, a mile-long shingle beach backed by fields with a public footpath to Torcross and a freshwater lake.

Beesands has recently won 2 important awards – The Blue Flag is an internationally recognised guarantee of excellence and indicated that Beesands has reached exceptional levels of cleanliness and safety. The Marine Conservation Society has also awarded Beesands a recommendation in the Good Beach Guide. There are two excellent eateries in walking distance of Beeson – The Cricket Inn pub & restaurant, and Britannia at The Beach, a fabulous fish & seafood restaurant and take-away, not to mention those amenities in Torcross and Stokenham. Stokenham is a historic and quite delightful village with its own well-respected primary school and two village pubs. Just a short walk away on the edge of the village is Stokeley Farmshop, Cafe and The Tap House a great facility including a useful shop, butchers, little independent shops, small garden centre, cafe and bar.

## DESCRIPTION

Anvil Cottage is a magnificently presented cottage that is full of warmth, charming features with lots of natural light and flexible accommodation including four bedrooms, beautiful gardens, workshop/store and driveway parking.





## ACCOMMODATION

From the driveway there is access into the inviting entrance hall with understairs storage and access into a charming, dual aspect, sitting room with feature beams, painted exposed stone, wood burning stove sat on a flag stone hearth. From the hallway there is access to a staircase leading up to the first floor, to the right there is access into the Sail Loft, which is an ideal storage space, complete with window and light. At the top of the stairs there is access into a beautiful dining room with limestone floors, fireplace with wood burning stove, walk-in larder, electric Aga and is open to the kitchen, and has access to the utility room. The kitchen has been thoughtfully finished and comprises a comprehensive range of stylish wall and base units, marble composite worksurfaces and upstand, inset Neff oven and hob with extractor over, integrated appliances including a dishwasher and full height fridge, freezer, butler sink, stable door to the garden. From the dining room there is a step up to a most useful utility room with space and plumbing for a washing machine and tumble dryer, additional storage and door into the boot room, cloakroom/WC with large built in cupboard.

On the first floor the master bedroom enjoys delightful glimpses towards the sea and views over the village, and surrounding countryside, built-in and walk-in wardrobes. There is a further double bedroom and a fabulously finished family shower room with large walk-in shower with rain head, vanity sink and WC radiator towel rail..

From the entrance hall there is an inner hall to the left that leads to a pretty ground floor bedroom. Continue along the inner hall and stairs lead to a generous double bedroom, with French doors leading out to the garden and has the advantage of a beautifully appointed en-suite shower room. This part of the property nicely lends itself to becoming an annexe if desired.

## OUTSIDE

The property has the advantage of driveway parking for up to 4 cars to the side of the property. The garden to the rear has been superbly landscaped, creating a wonderful, relaxed, private outdoor 'room', with a paved terraced, sunken patio and attractively planted beds and borders. Garden shed and wood store. Oil tank. Door from the driveway leads into a good sized workshop/store with power and light, ideal for bikes, paddleboards and general storage.

## SERVICES

Mains water, electric and drainage with oil fired central heating with an external oil-fired boiler.

Superfast broadband is available at this location along with all major mobile network providers (OfCom).

## TENURE

Freehold.

## LOCAL AUTHORITY

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

## DIRECTIONS

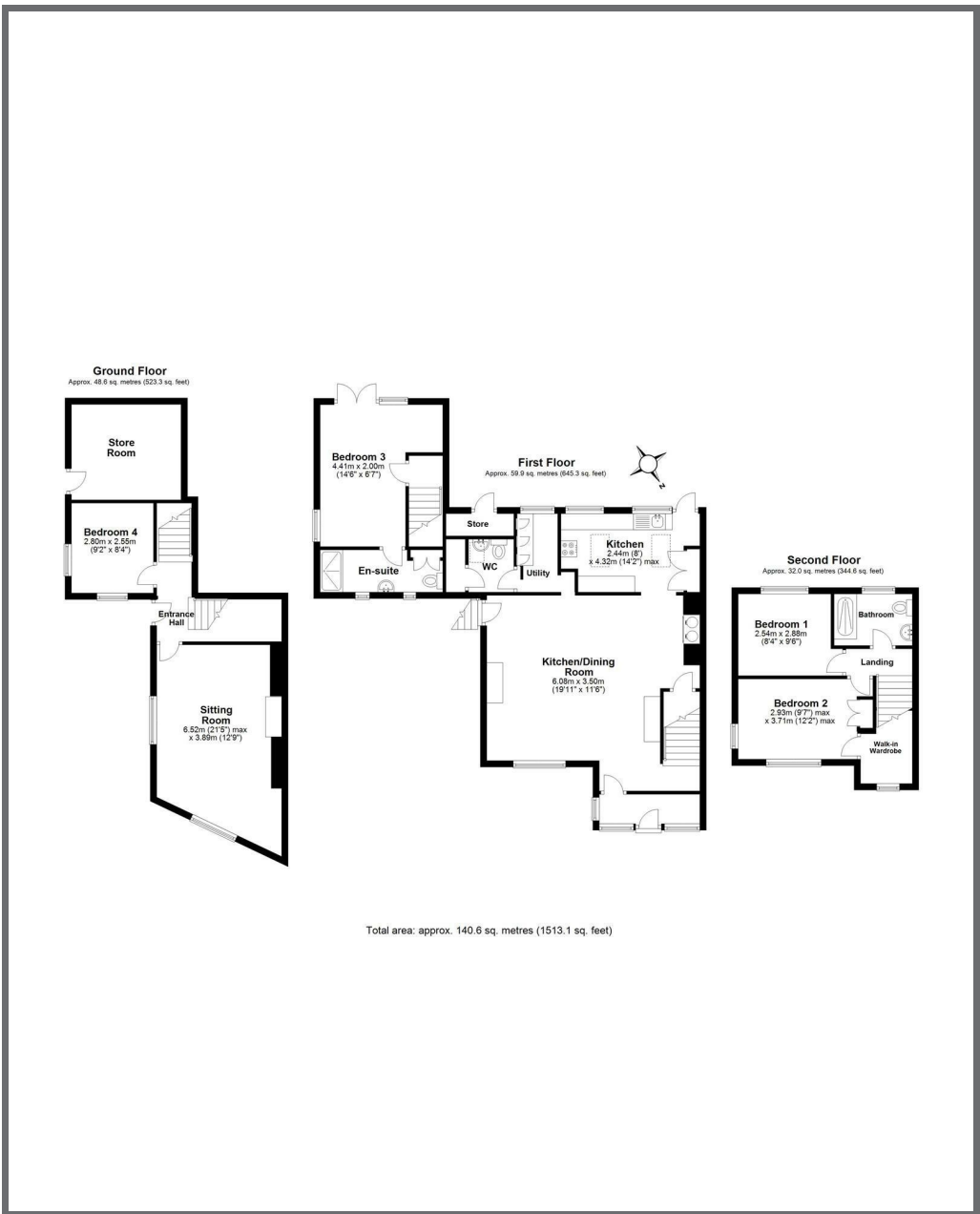
From Kingsbridge, take the A379 towards Stokenham. When you reach the roundabout at Stokenham turn right following the signs to Beeson. After dropping down the hill into the village continue around the sharp right hand bend and the property will be found on the right hand side.

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



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		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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