



Tor Cottage



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The Mounts, East Allington, TQ9 7QJ

Kingsbridge 3.5 Miles. Totnes 9 Miles. Bantham Beach 7 Miles.

Tor Cottage is a deceptively spacious property, set in a highly convenient location that enjoys far-reaching rural views. Once used as a B and B the property benefits from four double, en-suite bedrooms as well as four reception rooms, plenty of parking and a garden.

- Deceptively Spacious Detached Property
- Four Reception Rooms
- Far-Reaching Rural Views
- Garden
- Freehold
- Highly Convenient Location Property
- Four Double En-Suite Bedrooms
- Ample Parking
- Lots Of Potential
- Council Tax Band: D

Guide Price £350,000

SITUATION

The Mounts is a small hamlet conveniently located astride the A381, a mile or so from East Allington, itself a popular village with an Inn and highly-respected primary school. Kingsbridge, approximately 3.5 miles to the south, is a market town with an excellent range of shops and local facilities which include a health centre, a cottage hospital, a highly-rated (OFSTED) secondary school and a sports centre.

Salcombe, Devon's southernmost town, is some 8 miles distant with its beautiful harbour and unspoilt estuary, renowned as a mecca for yachting and water sports. Salcombe also offers an excellent range of fine shops, restaurants and inns as well as lovely sandy beaches and spectacular cliff top walking.

The lively, medieval market town of Totnes with its mainline railway station is approximately 9 miles distant whilst the A38 "Devon Expressway" is within easy reach.

DESCRIPTION

A deceptively spacious, detached property that enjoys fabulous countryside views set in a highly convenient location.



ACCOMMODATION

The property is well-presented throughout, with spacious and highly flexible accommodation that has positive natural light. From the front porch there is access into the hallway with stairs to the first floor, and doors to; a generous sitting room with large picture window that frames the views perfectly, open fireplace with tiled surround. A pretty dual aspect living room with French doors to the conservatory, that enjoys glorious views and has doors leading out to the garden. Dining room, again with lovely views, useful walk-in larder. Kitchen fitted with a range of wall and base units, spaces for appliances, door to the garden. Double bedroom, with built-in wardrobes and an en-suite shower room. Family bathroom finished with a white suite comprising vanity sink and WC, bath with shower over. Door leads to stairs rising up to a double room with some restricted head height, far-reaching views, built-in cupboard and an en-suite shower room.

From the first floor landing there are two good-sized double bedrooms that enjoy rural views and en-suite shower rooms.

OUTSIDE

To the front of the property there is ample driveway parking, along with space to erect a garage, subject to PP. The gardens nicely surround the property, with a large patio area, lawn, borders nicely planted with a range of mature shrubs and hedging. Two useful sheds.

SERVICES

Mains electric, water and gas (with gas-fired central heating), shared septic tank, empties once a year (cost is shared with neighbours).

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

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

From Kingsbridge, take the A381 towards Totnes. After around 3 miles, enter the hamlet of The Mounts and Tor Cottage will be found on the left 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.



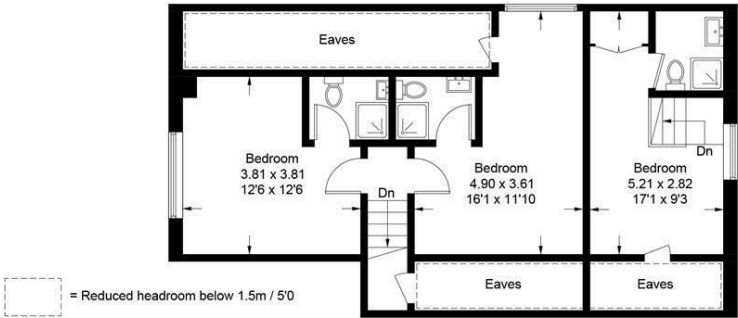
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

1 The Promenade, Kingsbridge,
TQ7 1JD

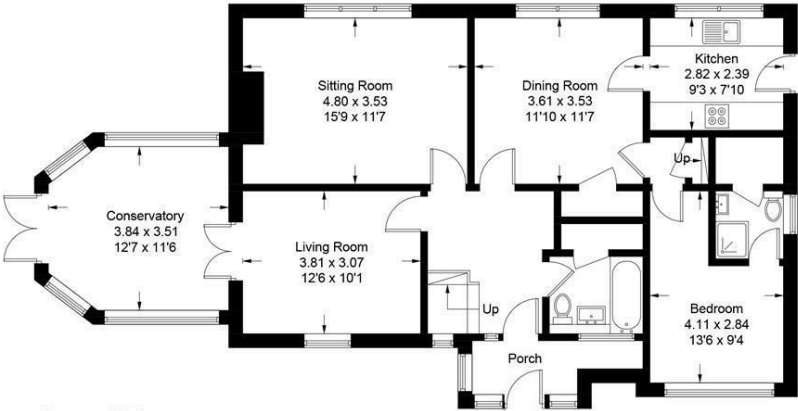
kingsbridge@stags.co.uk

01548 853131

Approximate Gross Internal Area = 149.5 sq m / 1610 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1137059)



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