



Little Aish





# Little Aish

Torcross, Kingsbridge, TQ7 2TJ

Kingsbridge 7 miles. Dartmouth 8 miles. Totnes 15 miles.

A fabulous waterside family home, with direct views over Slapton Ley and the sea, and within an easy walk of the beach. Little Aish is a charming traditional semi-detached cottage that has 3/4 double bedrooms and is set on a generous plot with good-sized secluded gardens offering a degree of privacy rare for Torcross, ample parking and a detached double garage.

- Traditional Devon Cottage
- Three/Four Bedrooms
- Generous Secluded Gardens
- Detached Double Garage
- Freehold
- Two Reception Rooms
- Bathroom And Shower Room
- Plenty Of Parking
- Lots Of Potential
- Council Tax Band: E

Guide Price £795,000

## SITUATION

Torcross is a pretty coastal village, nestling between the southern end of Slapton Sands and the fresh water lake of Slapton Ley National Nature Reserve. Situated on the South West Coastal Path in an Area of Outstanding Natural Beauty, with much of the surrounding coastline being owned by the National Trust. The village has a well-known pub and a bar/restaurant and is within walking distance of a farm shop with a butchery, deli, plant centre, brewery and cafe restaurant. The village is almost equi-distant between Kingsbridge and Dartmouth, each of which has their own extensive and delightful range of services and amenities including a primary and secondary schools.

## DESCRIPTION

Little Aish is a charming traditional, part stone, cob and pebbledash rendered semi-detached cottage dating back to at least 1873 that has 3/4 double bedrooms and direct water views over Slapton Ley and out to sea at Torcross. The property is set on a generous plot with good-sized gardens, ample parking and a detached double garage.





## ACCOMMODATION

The front door leads into a hallway, with stairs rising to the first floor and reception rooms either side. The dining room window to the front framing the delightful views. Sitting room with feature open-fire place, window to the front enjoying the views. Kitchen is fitted with a range of cherry wood wall and base units, Watson oil-fired range, electric hob, tiled floor, pantry, window overlooking the garden. Utility room with access to the garden, additional storage along with space and plumbing for a washing machine. Cloakroom/WC. Bedroom 4/study/playroom, oil-fired boiler, access to the well serving potable water.

On the first floor the master bedroom and bedroom 2 are good sized doubles and overlook the fabulous water views. Bedroom 3 overlooks the garden and has a built in cupboard. Bathroom with original cast iron bath, vanity sink, WC and obscured window. Shower room.

## OUTSIDE

The gardens are a really good size and run along side the property, with part walled, part fenced boundary, large lawn, planted borders, a range of mature trees and shrubs, patio, summer house. Stone store.

Double garage, double gates lead into the gravelled parking area and provides access to the car-port/covered store to the side of the garage..

## SERVICES

Mains water, drainage, electric with oil fired central heating. Little Aish could revert to using well water should the future owner desire. Superfast broadband available in 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 follow the A379 out to Torcross where Little Aish can be found on the right hand side shortly after entering the village.

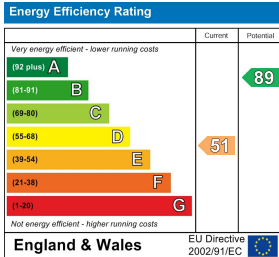
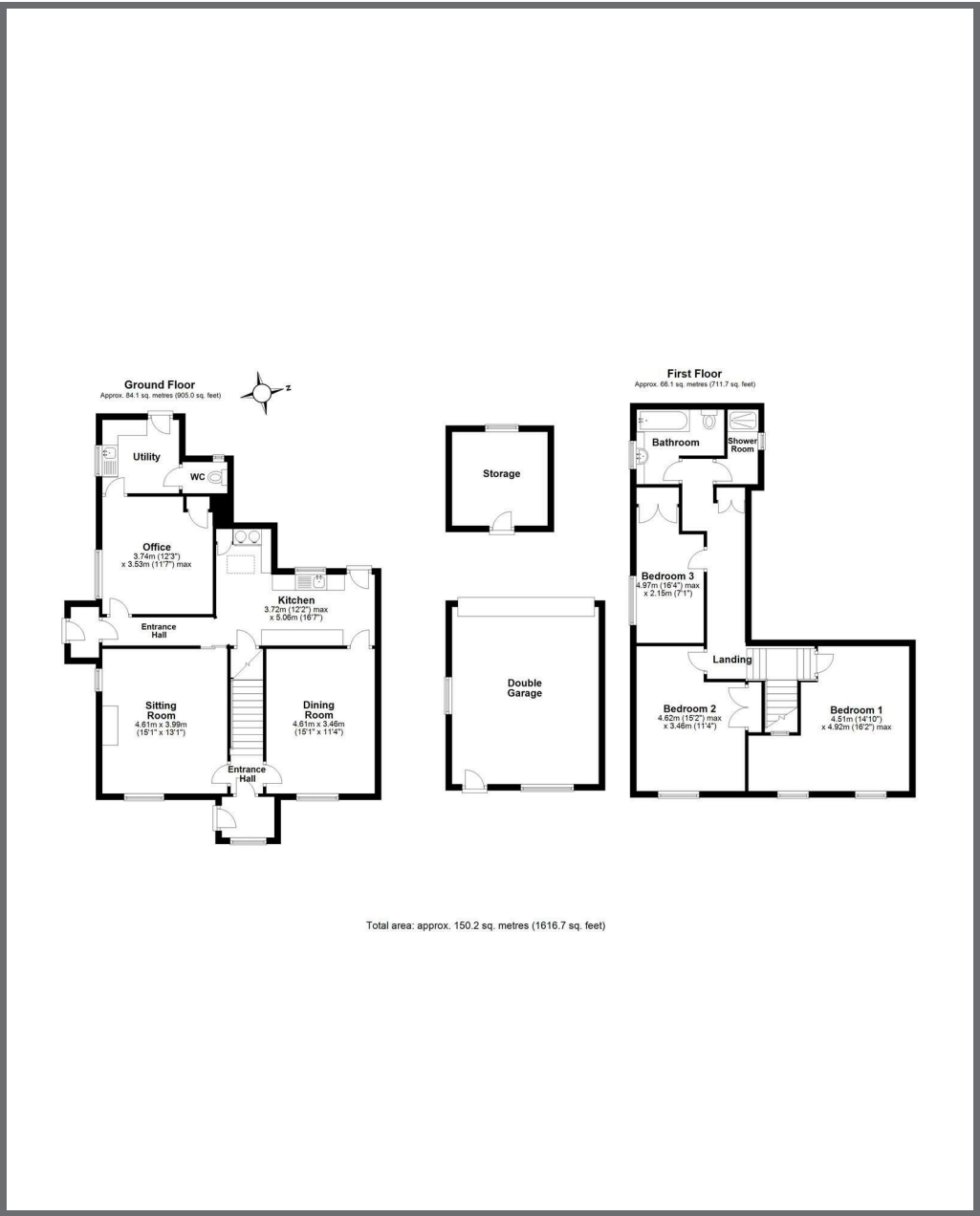
## VIEWING ARRANGEMENTS

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.



1 The Promenade, Kingsbridge,  
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



@StagsProperty

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