



5 Thornlea Mews



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Hope Cove, Kingsbridge, TQ7 3HB

Beach 500 meters. Totnes Train Station 19 miles. Exeter 45 miles.

A delightful holiday home situated within walking distance of a charming fishing village, the beach, pubs and fabulous coastal walks with 2 bedrooms, communal gardens and parking.

- Delightful Holiday Home
- Two Double Bedrooms
- Parking
- Communal Laundry Room
- Freehold
- Walking Distance To The Beach And Village
- Open-Plan Living
- 2 Acres Of Communal Gardens
- Well-Established Letting History
- Council Tax Band: Business Rated

Guide Price £225,000

SITUATION

Hope Cove lies within the South Devon Area of Outstanding Natural Beauty. It is a small seaside village that is nestled between Salcombe to the east and Thurlestone to the west, that rests in the sanctuary of Bolt Tail in the arc of the Bay at Bigbury. It really is the place for a perfect coastal retreat where a laid back welcoming atmosphere greets you and the ideal place to enjoy the sandy beaches, fabulous bathing waters, and pretty surroundings. Once a thriving fishing village, Hope Cove is now, in the main, devoted to a relaxed style of tourism, so whether you are dreaming of relaxing on the beach, being out on the water or hiking the South West Coast Path the area really has it all.

Close-by is the market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes and Dartmouth are both within easy reach.

DESCRIPTION

A delightful holiday cottage that is set within 2 acres of grounds and positioned within walking distance of the charming old fishing village, the beaches and cliff paths. Beautifully presented throughout with 2 bedrooms, communal gardens and parking.



ACCOMMODATION

Number 5 is an ideal lock up and leave holiday bolt hole, superbly located close to beach, pubs and stunning coastal walks. The property is accessed from the parking area, towards the central courtyard and is located at the end. Beautifully presented throughout and ready to go, the property is available fully furnished if desired subject to separate negotiation. From the front door there is access into the open-plan living space, nicely zoned with a large picture window beautifully framing the glorious countryside views. The kitchen area is well-fitted with a range of wall and base units, tiled splash backs, inset sink and drainer, electric Lamona oven, hob and extractor over, space for undercounter fridge. Sitting area with electric wood-effect burner, exposed painted beams, recess understairs. Shower room, fully tiled with corner electric shower, WC and corner wash hand basin, electric heated towel rail. Open tread stairs lead to the first floor and open to the main double bedroom with views over the village, built in cupboards. Sliding door to bedroom 2, set as a twin presently with cupboard space and views over the fields.

OUTSIDE

The property has allocated parking along with additional visitors spaces. The communal, pet friendly, grounds extend to some 2 acres, with sweeping lawns, sun terrace, picnic benches. Access to a communal utility space with sink, washing machine along with additional storage.

SERVICES

Mains water, drainage, electric with electric heating.

Mobile coverage with O2 and EE are likely with Vodafone being more limited. Broadband: superfast is available at this location Ofcom.

TENURE

Freehold.

The property forms part of Thornlea Mews Holiday complex, there are 12 properties in total. There is a car-park available along with communal, pet-friendly, grounds approaching 2 acres, communal laundry and store room there is a monthly charge of £95 toward upkeep.

LOCAL AUTHORITY

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

DIRECTIONS

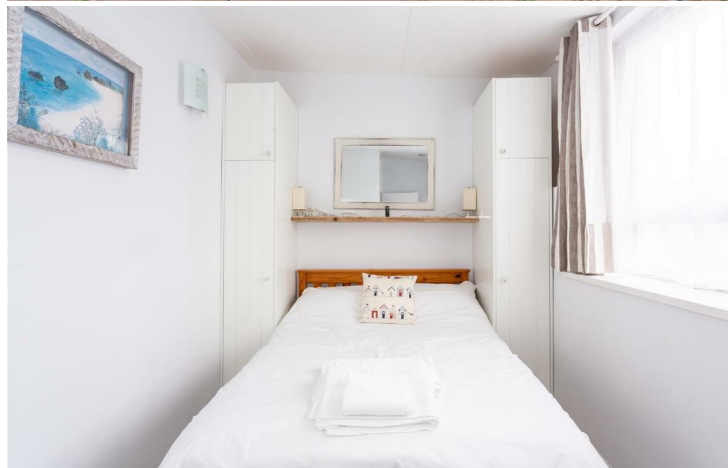
From Kingsbridge take the A381 towards Salcombe. Turn right after about 3 miles, signposted Galmpton and Hope Cove. Follow the road through Galmpton and into Hope Cove, the entrance to Thornlea Mews is on the left hand side when entering Hope Cove.

VIEWING ARRANGEMENTS

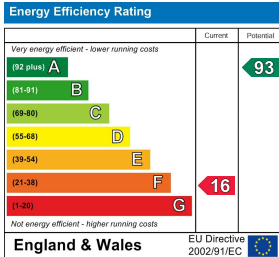
Strictly by appointment please through our Kingsbridge branch.

AGENTS NOTE

This property is subject to a covenant allowing it to be used as a second home/holiday let property only.



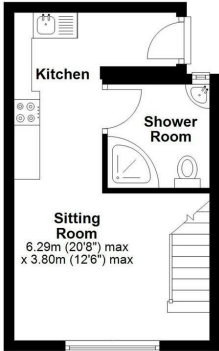
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



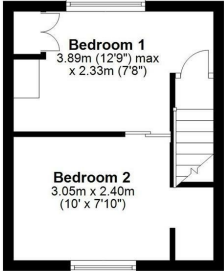
1 The Promenade, Kingsbridge,
TQ7 1JD

kingsbridge@stags.co.uk
01548 853131

Ground Floor
Approx. 24.2 sq. metres (260.8 sq. feet)



First Floor
Approx. 17.5 sq. metres (188.6 sq. feet)



Total area: approx. 41.7 sq. metres (449.4 sq. feet)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.