



Primrose Cottage



Primrose Cottage

Chillington, Devon, TQ7 2LD

Kingsbridge 5 miles. Dartmouth 11 miles. Totnes 13 miles.

A really beautiful, period, cottage set within the heart of the village. Superbly presented, with lots of character throughout its' spacious accommodation and enjoying a pretty garden with paved terrace.

- Delightful Period Cottage
- Central Village Location
- Kitchen Breakfast Room
- Bathroom And Shower Room
- Freehold
- Abundance Of Period Features
- Generous Living/Dining Room
- Three Bedrooms and An Attic Room
- Pretty Garden
- Council Tax Band: Currently Business Rated

Offers In Excess Of £400,000

SITUATION

Chillington is a thriving village offering an abundance of community events and local amenities including a Post Office and general store as well as a centrally located health centre, hairdresser, dog groomers and a fabulous village pub The Bear and Blacksmith as well as on the bus route towards Kingsbridge, Dartmouth and beyond. There are excellent primary schools in the neighbouring villages of Stokenham and West Charlton. Kingsbridge is situated four miles to the west, at the head of the Salcombe estuary and offers an excellent range of independent shops, supermarkets and local facilities including a health centre/cottage hospital as well as a secondary school, and sports centre.

DESCRIPTION

Primrose Cottage is a beautiful, period, characterful cottage that is located within the heart of the desirable village of Chillington and within walking distance of the village amenities and bus-stop. Boasting a host of period features, spacious accommodation including three bedrooms and an attic room.



ACCOMMODATION

This delightful, characterful, cottage provides deceptively spacious accommodation that comprises; from the front entrance door into a generous open- plan living/dining room with triple aspect windows providing an abundance of natural light. The room has been nicely zoned to provide sitting space with feature stone fireplace, whilst the dining space has a fireplace with inset wood burning stove (currently not in use). Pine latch door leading to stairs Inner hall with built-in cupboards and wall mounted Daikin boiler. Steps up to a contemporary galley-style kitchen with large windows overlooking the gardens, a range of wall and base units with spaces for appliances including a Zanussi undercounter fridge freezer, Hotpoint dishwasher and Stoves range cooker with extractor over, breakfast area. Step up to a useful utility with space for a washing machine. door to the garden and steps leading up to the attic room. Well-finished family shower room, complete with under-floor heating, with WC and wash hand basin, heated towel rail. The attic room is a great space, finished with two Velux windows.

Stairs lead up to the first floor, the master bedroom has lots of charm with exposed stone, feature fireplace and a built-in wardrobes. There are two further bedrooms along with a family bathroom with underfloor heating and complete with heated towel rail, freestanding bath, shower, wash hand basin and WC.

OUTSIDE

The cottage has a pretty garden that provides a lovely sunny aspect as well as a good degree of privacy. Accessed from the utility space is a delightful, secluded, paved terrace which is ideal for alfresco dining. In addition there is a lawned area bordered by mature borders whilst enjoying some pleasant countryside views across the village. Garden shed, outside tap.

SERVICES

Mains water, drainage and electric with air-source heat pump. Superfast broadband is available at this location along with all major network providers (OfCom).

TENURE

Freehold.

Whilst the property is currently used as a successful holiday let it would also be a perfect village home.

LOCAL AUTHORITY

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

DIRECTIONS

From Kingsbridge take the A379 road towards Dartmouth passing through the villages of West Charleton, East Charleton and Frogmore and continue into the village of Chillington. Continue through the village and shortly before reaching the Village Post Office, Primrose Cottage will be found on the right hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

AGENTS NOTE

The property is currently used as a successful holiday let and is available fully furnished, subject to separate negotiation.



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		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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