



Lower Cottage



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Brook Street, Slapton, Kingsbridge, TQ7 2PW

Kingsbridge 5 Miles. Dartmouth 8 Miles. Totnes 13 Miles.

A magnificent, detached, period cottage that is set within the heart of the village yet just a mile from the beach. Superbly presented accommodation including a fabulous kitchen diner, sitting room, utility room, three-bedrooms, a family bathroom and wet room. Benefitting from an attractive garden and a garage and driveway parking.

- Detached Period Cottage
- Double Garage & Driveway Parking
- Magnificent Kitchen Dining Room
- Three Bedrooms
- Freehold
- Superbly Presented
- Delightful Level South-Facing Garden
- Sitting Room With Wood Burning Stove
- Bathroom, Wet Room & Utility Room
- Council Tax Band: F

Offers In Excess Of £850,000

SITUATION

Slapton is considered to be one of the prettiest and most desirable villages in the South Hams and is almost equi-distant between Kingsbridge and Dartmouth. The village has a thriving local community, two excellent pubs, a well-stocked general store, village hall, chapel and C13th church. It is just a few minutes walk from Slapton Sands and is also known for the internationally famous Slapton Ley Nature Reserve.

The South West coast path is easily accessible and takes in some of the most spectacular scenery the region has to offer. The nearby town of Kingsbridge is a popular market town which itself lies at the head of the Kingsbridge Estuary and offers an excellent range of shops, local services and facilities. There is much in the area to satisfy the sports person including a Sports Centre with indoor swimming pool, walking, horse riding paddle boarding and trout fishing as well as several excellent golf courses within easy reach. This estuary town is further enhanced by its enviable location and sublime microclimate which enables a wealth of outdoor activities and good living.

DESCRIPTION

A charming, detached, period property that enjoys much character that is set within the heart of the village just a mile from the beach. Superbly presented and finished with a contemporary twist and modern touches making it a perfect family home that has an abundance of natural light.



ACCOMMODATION

The accommodation comprises in brief; access from the garden into a most useful utility room, tiled floor, range of cupboards, butler sink, space for washing machine and ample space for boots and coats. Wet room, superbly finished, part tiled and part wood panelled with shower, WC and wash hand basin. The kitchen dining room is the heart of the home and a wonderful space with dining area, engineered wood flooring, feature fireplace with painted stone surround and beam lintel housing a wood burning stove. A comprehensive range of base units with integrated oven/microwave, dishwasher, Rangemaster cooker and space for a fridge freezer. Central island unit with additional storage and breakfast bar area. Door to front. The sitting room is a super, dual aspect room, with painted stone feature fireplace with wood burning stove, painted beams and inset shelving.

On the first floor there are two double bedrooms with built-in wardrobes, along with a single bedroom and a family bathroom complete with bath with rain shower over, WC and wash hand basin, large cupboard, heated towel rail.

OUTSIDE

Outside, the cottage has a beautiful South facing garden, within its level plot, wonderfully borders planted with a range of mixed shrubs and herbaceous plants with pathways passing through. Boundary stone wall planted with Beech hedging. There is a delightful raised paved terrace which provides a wonderfully private dining space a In addition there is the huge advantage of a double garage, which also leads onto additional gravelled driveway parking. With the garage is a secure store.

SERVICES

Mains water, drainage, electricity, oil-fired central heating with Nest controls, wood burning stove. LPG for cooker. Superfast broadband and limited mobile networks are available at this location (Ofcom)

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

From Kingsbridge take the A379 out towards Stokenham & Torcross. Enter the village of Slapton from the Torcross line and continue through the village until you reach the sharp bend just before The Queens Arms pub, drop down the lane in front of you and follow the road all the way round and then up, as if you are leaving the village. Take the last turning on your right and follow the lane down the hill and round to your left where Lower 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.



Approximate Gross Internal Area = 116.0 sq m / 1248 sq ft
 Garage = 35.0 sq m / 376 sq ft
 Total = 151.0 sq m / 1624 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185750)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		45	79
EU Directive 2002/91/EC			

1 The Promenade, Kingsbridge,
 TQ7 1JD

kingsbridge@stags.co.uk

01548 853131