



Orchard Cottage



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Beeson, Kingsbridge, Devon, TQ7 2HW

Nearest beach 0.5 miles. Kingsbridge 7 miles. Totnes 15 miles.

A charming, Grade II Listed, detached cottage with large lawned gardens and ample driveway parking. Set in an elevated position with fabulous village and countryside views and just minutes from the beach at Beesands.

- Charming, Detached, Grade II Listed Cottage
- Beautiful Village Setting
- Fabulous Kitchen Dining Room
- Three Bedrooms
- Freehold
- Generous Gardens And Parking
- Superbly Presented With Much Character
- Delightful Sitting Room With Wood Burner
- Within Walking Distance Of The Beach
- Council Tax Band: C

Guide Price £825,000

SITUATION

Beeson is a peaceful coastal village that benefits from many rural and coastal walks in each direction, with a strong community that neighbours the stunning beach front of Beesands, a mile-long shingle beach backed by fields with a public footpath to Torcross and a freshwater lake.

Beesands has recently won 2 important awards – The Blue Flag is an internationally recognised guarantee of excellence and indicated that Beesands has reached exceptional levels of cleanliness and safety. The Marine Conservation Society has also awarded Beesands a recommendation in the Good Beach Guide. There are two excellent eateries in walking distance of Beeson – The Cricket Inn pub & restaurant, and Britannia at The Beach, a fabulous fish & seafood restaurant and take-away, not to mention those amenities in Torcross and Stokeham. Stokeham is an historic and quite delightful village with its own well-respected primary school and two village pubs. Just a short walk away on the edge of the village is Stokeley Farmshop, Cafe and The Tap House a great facility including a useful shop, butchers, little independent shops, small garden centre, cafe and bar.

DESCRIPTION

A charming, detached, Grade II listed cottage that is set within a generous plot in an elevated position with delightful views over the surrounding countryside and village.



ACCOMMODATION

This superbly presented, quintessential, characterful, Grade II listed cottage has so much to offer. Set in an elevated position within the village of Beeson and within walking distance of the beach at Beesands. The cottage is deceptively spacious with much character and charm along with a contemporary twist. The accommodation comprises an inviting entrance hall/boot room with beautiful original flag stone floors. Door into the wonderful, dual aspect sitting room with feature fireplace housing a wood burning stove. Step down into a fabulous kitchen dining room, flag stone floors, vaulted ceiling height with exposed beams and A-Frame. Complete with a selection of wall and base units with integrated double oven, hob with extractor over, space for a dishwasher, door to the garden. Utility room, a most useful space with plenty of additional storage cupboards, space and plumbing for a washing machine and tumble dryer. Accessed from the hallway is Bedroom 3, complete with an en-suite WC and sink.

The most beautiful, original, stone spiral staircase leads up to the first floor. The spacious landing has built-in cupboards and access to: the fabulous master bedroom has an adjoining dressing room/study. Bedroom 2 is a pretty double room and enjoys views over the village. Family bathroom.

OUTSIDE

The cottage is well-positioned within its' generous garden, gated access from the lane leads into a large gravelled parking area. Ample space for a garage/shed subject to the necessary planning consents. the gardens are mainly laid to lawn with a wonderful range of planted borders, mature shrubs and trees as well as a vegetable garden.

SERVICES

Mains water, electric and drainage with electric heating.

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

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

From Kingsbridge, take the A379 towards Stokenham. When you reach the roundabout at Stokenham turn right following the signs to Beeson. After dropping down the hill into the village turn passing Orchard Close on the left and Orchard Cottage is a few hundred yards 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		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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