



Rack Park Cottage



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Rack Park Road, Kingsbridge, TQ7 1DQ

An exciting opportunity to purchase a detached characterful 3 bed cottage with large landscaped gardens in the heart of Kingsbridge.

- Former toll house with period charm and character features
- Convenient town centre location
- Sitting room with wood burner
- Kitchen with access to the rear patio and garden
- 3 bedrooms, family bathroom
- Utility room, garden workshop, greenhouse
- Large area of garden with productive veg. garden
- Off road parking for one car
- Freehold Sale
- Council Tax Band C

Guide Price £425,000

SITUATION

Rack Park is a favoured and much sought-after part of the town, being within a level walking distance of the centre of the town with its many shops, restaurants and pubs. Kingsbridge offers an excellent range of further facilities which include two supermarkets, a cinema, leisure centre with indoor swimming, medical centre and community hospital, library, schools and churches. There are boat moorings, quays and slipways close by and the area has an abundance of sandy beaches and coastal and countryside walks. The popular sailing towns of Dartmouth and Salcombe within easy reach.

DESCRIPTION

Rack Park Cottage is believed to have once served as the local toll house, with origins dating back 100's of years. Predominantly built from stone beneath a fibre cement slate roof, the property has been sympathetically modernised and extended over time. Conveniently situated in the centre of Kingsbridge, between Derby Road and Rack Park Road, the cottage enjoys a larger than average garden which has been thoughtfully landscaped by the current owners. This rare combination of period character and substantial, well-maintained gardens is likely to appeal to a wide range of buyers.



ACCOMMODATION

The property is approached via a gate from Rack Park Road, along a paved pathway leading to the entrance door and tiled hall. Off the hall lies a spacious utility room, fitted with a WC and wash hand basin, and offering space and plumbing for a washing machine. The room also houses the Viessmann gas-fired combi boiler.

The kitchen is positioned to the southeast and features a tiled floor, a range of base-level units, and space for a three-quarter sized dishwasher. A freestanding dual-fuel cooker with double electric fan oven and four-ring gas hob is included. There is access to an insulation loft area for additional storage. A door opens from here to the outside patio.

From the entrance hall, a further door opens to Bedroom 2, a double room with a built-in wardrobe and a disused chimney and fireplace. A double-glazed window overlooks the road.

The sitting room, located in the original part of the house, retains much of its period charm, with thick stone walls, a fireplace with brick and slate hearth, and a wood-burning stove. An understairs cupboard offers additional storage. Stairs rise from this room to the first-floor landing, which retains its original exposed floorboards.

From the landing, a door leads to the family bathroom, fitted with a mixertap shower over the bath and tiled walls. Adjacent lies Bedroom 3, currently arranged as a single room but capable of accommodating a small double bed. This room includes a built-in wardrobe beside the chimney breast and a single-glazed window overlooking the garden.

At the far end of the landing, stairs rise to the principal bedroom. This spacious double has shelving to the side of the chimney breast, room for a freestanding wardrobe, and a double-glazed window.

GARDEN & GROUNDS

A particular feature of Rack Park Cottage are the extensive gardens, lying to the southeast of the property and securely enclosed by fencing. The gardens have been carefully landscaped to create a series of distinct areas, with lawns, gravelled and paved seating terraces, and a productive growing area with vegetable beds, composting space, shed, and a greenhouse.

The planting includes a wonderful selection of trees and shrubs, among them apple and olive trees, camellias, and azaleas, providing year-round colour and interest.

To one side of the main paved patio is a versatile workshop with an exposed stone wall, workbench, and power connected. The current owners have cleverly added a roof between the workshop and house to form a sheltered and practical covered area, perfect for storage or enjoying the outdoors in less favourable weather.

The single off road parking space is located to the side of Rack Park Cottage adjacent to its northern boundary, just off Rack Park Road.

DIRECTIONS

From our Kingsbridge office head down Embankment Road and take the first left onto Derby Road following this straight onto Rack Park Road where the property can be found on the corner between Derby and Rack Park roads.

SERVICES

Mains water, electric and drainage. Main gas fired central heating. According to Ofcom, up to Ultrafast broadband and good mobile coverage is available at this property.

LOCAL AUTHORITY

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

AGENTS NOTE

Adjacent to the property is a car parking space which is owned and included in the sale of Rack Park Cottage.



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.

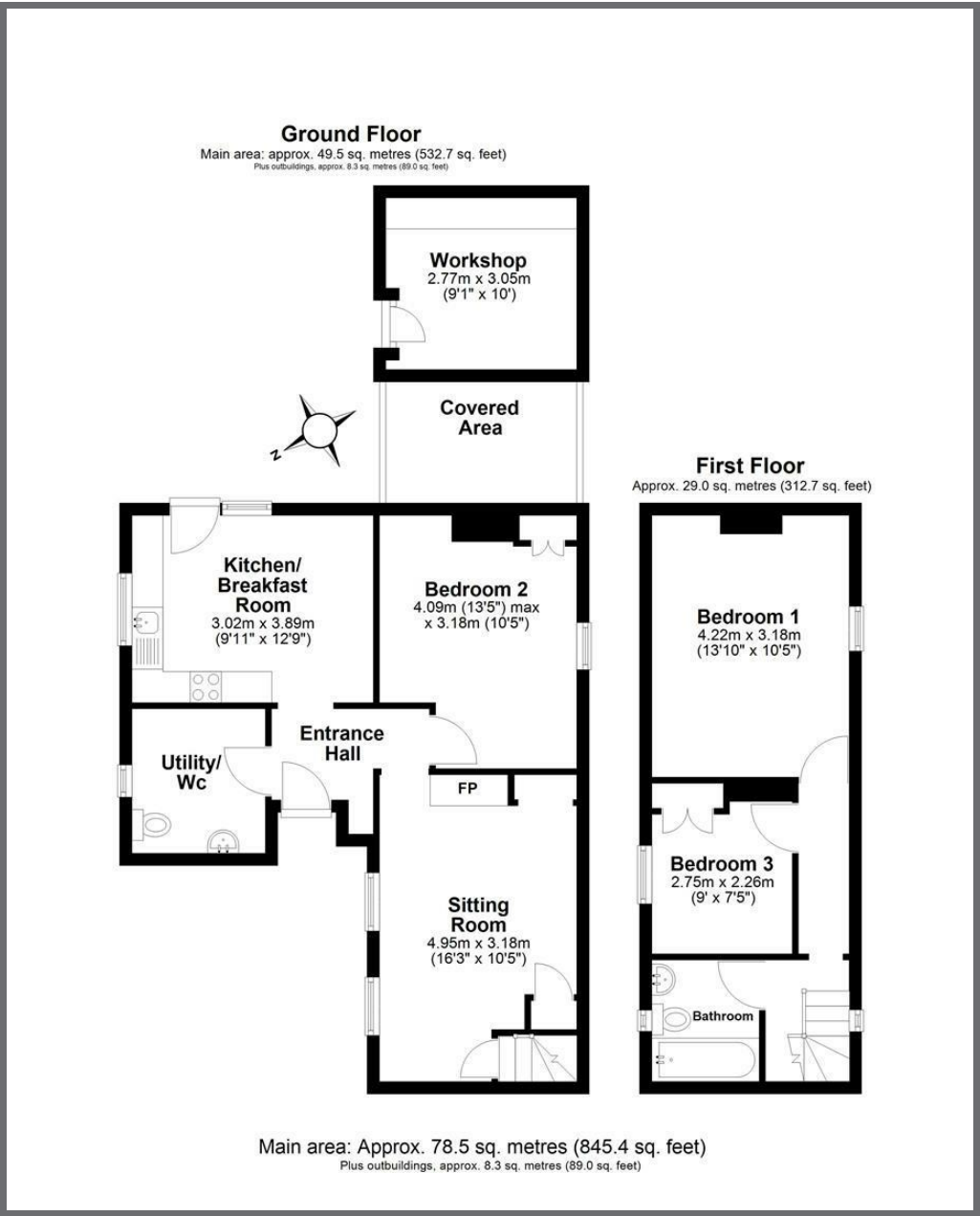


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		55	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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