

jean
goodman

Jean Goodman Ltd



Lower Soar

Price £600,000 Freehold

A delightful Grade II Listed three bedroom thatched cottage situated in a small hamlet largely surrounded by National Trust land and within a short walk of the stunning Soar Mill Cove and its famous hotel.. This characterful property has a beautifully designed walled garden, garage and car parking and use of a large meadow/garden a few yards away with sea views. The heart of the house is a large kitchen/dining room off which is a comfortable sitting room and an entrance lobby with cloakroom. Upstairs is a generous landing with three bedrooms, two being doubles and a stylishly refitted shower room.

Lower Soar is about three miles west of Salcombe in an area of outstanding natural beauty popular with walkers and close to the South West Coastal Path. The town of Kingsbridge with its shops, supermarkets and leisure facilities is a short drive away.

109 Fore Street, Kingsbridge, Devon TQ7 1AB
01548 857 422 <https://www.jeangoodmanestates.co.uk>
sales@jeangoodmanestates.co.uk



From the walled garden, a glazed door leads into the entrance lobby with tiled floor, doors to the cloakroom and

Kitchen/Dining Room

A spacious open plan area with tiled floor and under floor heating, stairs to the first floor and double doors leading into the sitting room. The kitchen area has a window overlooking the garden and is fitted with a matching range of cream wall and floor units with timber work surfaces and a matching island unit, tiled splashbacks, an induction hob with hood above and double oven below, fridge/freezer, dishwasher, washing machine, drier and a cupboard housing the electric consumer unit. The dining area has a large window to the side elevation and space for a family sized dining table.

Sitting Room

A charming room with windows to three aspects, a stone chimney breast with wood burning stove and a built in storage cupboard.

Cloakroom

Accessed from the entrance lobby, the cloakroom has a corner mounted hand basin, WC and wall mounted Worcester LPG fired boiler providing central heating and hot water.

First Floor Landing

A spacious landing with access to the loft and doors to the bedrooms and shower room.

Bedroom One

A large double bedroom with window to the rear elevation and a built in wardrobe with old pine doors.

Bedroom Two

A second double bedroom with window to the side aspect.

Bedroom Three

An irregularly shaped bedroom with window overlooking the garden and a built in airing cupboard housing the hot water tank.

Shower Room

A partly tiled room with corner shower, a hand basin built into a stylish unit incorporating a concealed cistern WC, ladder style heated towel rail, spotlights, shaver point and an extractor fan.

Garage

The garage is just a few yards from the front door set in a communal car park for the sole use of The Olde Cottage and neighbouring properties.



Outside

To the front of the house is a delightful terraced garden surrounded by old stone walls and with raised beds planted with a variety of perennials and small shrubs. The car parking area with its neatly tended surrounds is immediately adjacent. A large area of well kept informal garden is just a few yards away and available to the owners and residents of neighbouring properties.

Tenure

The Olde Cottage is a freehold property which shares some facilities with five neighbouring properties. A maintenance charge, currently £65 pcm is payable for care of the car parking area and its grass surrounds, the communal garden area and emptying the septic tank. Each property has one share in the management company.

Services

Mains water, electricity and private drainage. Central heating is by LPG fired boiler.

Council Tax

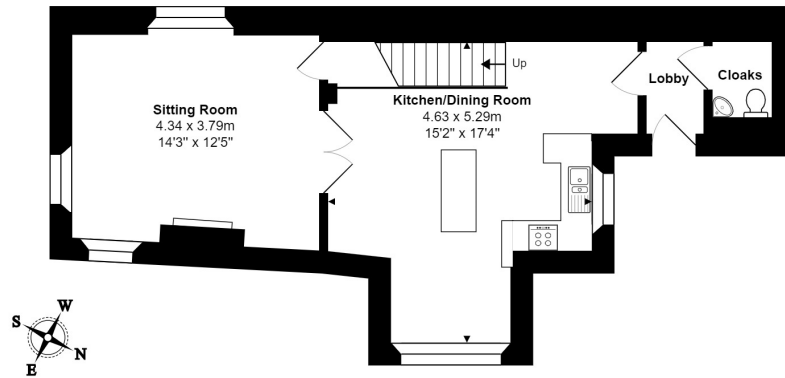
Council Tax Band



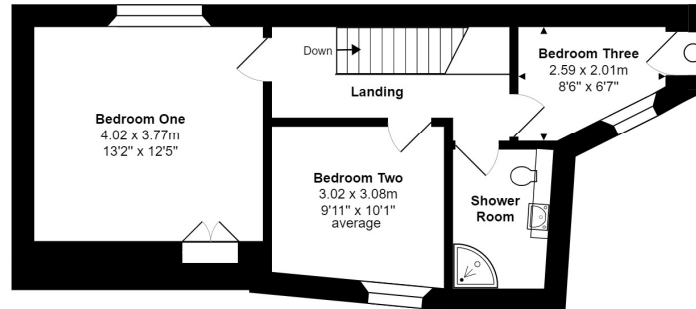
Picnic meadow



Ground Floor



First Floor



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.