







Oyster Cottage

4 Horsecombe Court, Higher Batson, Salcombe TQ8 8NF

Oyster Cottage is a charming, terraced period property, set in a courtyard of 6 properties, originally converted from a barn in 1983.

There are beautifully maintained communal gardens to the front of the property along with 3 allocated parking spaces. No 4 occupies a peaceful location with a very well planted front garden. The property is entered through a stone porch, the ground floor of the property is mainly open plan with the sitting area to the front incorporating a wood burning stove, and dining area at the rear having a door opening onto the courtyard, this is where the remainder of the garden is accessed. There is a separate kitchen also having a door leading into the rear garden.

Stairs rise to the first floor from the entrance area, from here you will find 3 bedrooms, together with a family bathroom.

Outside is a rear courtyard with steps leading up to a sunny grassed garden with delightful views across the countryside.

Higher Batson is walking distance to Salcombe, where you can access the Estuary for a full range of water activities, plentiful shops, restaurants and pubs.

A charming period cottage, located in the tranquil Higher Batson area of Salcombe, set around pretty gardens, plentiful parking and walking distance back into town

- Charming period cottage
- Characterful
- Plentiful parking
- Tranquil location
- Walking distance to town
- 3 double bedrooms
- Private rear garden
- Open plan reception area
- Door onto rear patio
- Pretty gardens



2 Island Square, Salcombe, Devon, TQ8 8DP

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www.luscombemaye.com

4 Horscombe Court, Higher Batson, Salcombe, TQ8 8NF

Approximate Gross Internal Floor Area = 75.8 sq m / 816 sq ft

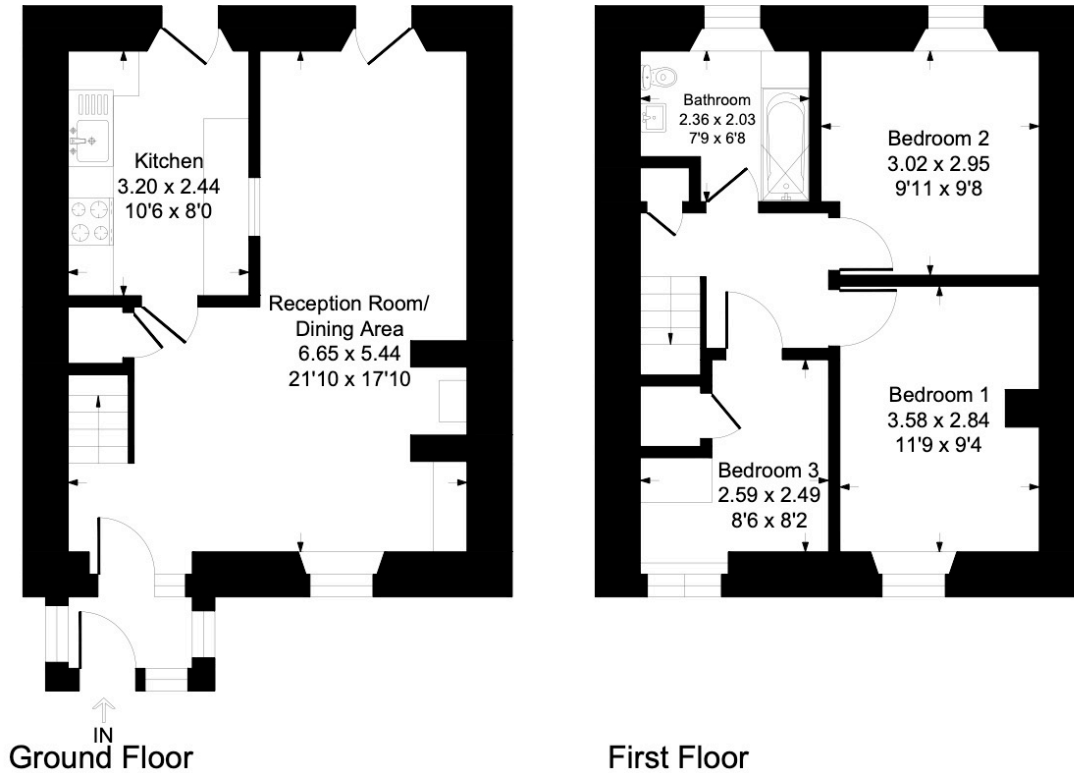


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electric, water, private drainage. Electric heating.

COUNCIL TAX

The property is in Council Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090

DIRECTIONS

Approaching Salcombe on the A381 take the turn to the left, signposted Batson, just before entering Salcombe. Follow this downhill and take the first turning left. Follow this road for approx ¾ of a mile and Horscombe Court will be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	

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