











A charming, Grade II listed character cottage located within the heart of Thurlestone offering three bedrooms, a pretty south facing rear garden and within walking distance of Thurlestone Sands.

- Charming period cottage
- Three bedrooms
- Two bathrooms
- Pretty rear garden
- Sought after village location
- Grade II listed
- Wood burning stove
- Beautifully presented
- Walking distance to amenities and the beach

## 2 The Nook

Thurlestone, Kingsbridge, TQ7 3NL

A quintessential, partially thatched, period cottage within the heart of Thurlestone boasting a wealth of character features throughout. 2 The Nook has been beautifully maintained by its current owner and offers the opportunity to be moved into straight away. A welcoming living room with exposed beams and wood burning stove provides the perfect spot for relaxing after a day exploring the surrounding coastline. An archway leads through into a delightful and well equipped kitchen / diner with French doors providing access out onto the sunny south facing garden - great for alfresco dining. The ground floor also has the additional benefit of a screened utility space within the kitchen and a separate WC. Upstairs the cottage offers a generous master bedroom and two further bedrooms with sea glimpses together with separate bath and shower rooms.

To the rear the property enjoys an enclosed south facing garden with pretty sun terrace and a further large laid to lawn area bordered with a variety of shrubs. There is also a very useful outbuilding - great for storing paddleboards, wetsuits or logs.

The village of Thurlestone is extremely well provided for with a small store, post office, hotel with restaurant and spa, pub, church, well respected primary school, golf and tennis club, as well as sandy beaches and numerous coastal walks all located within walking distance from The Nook.



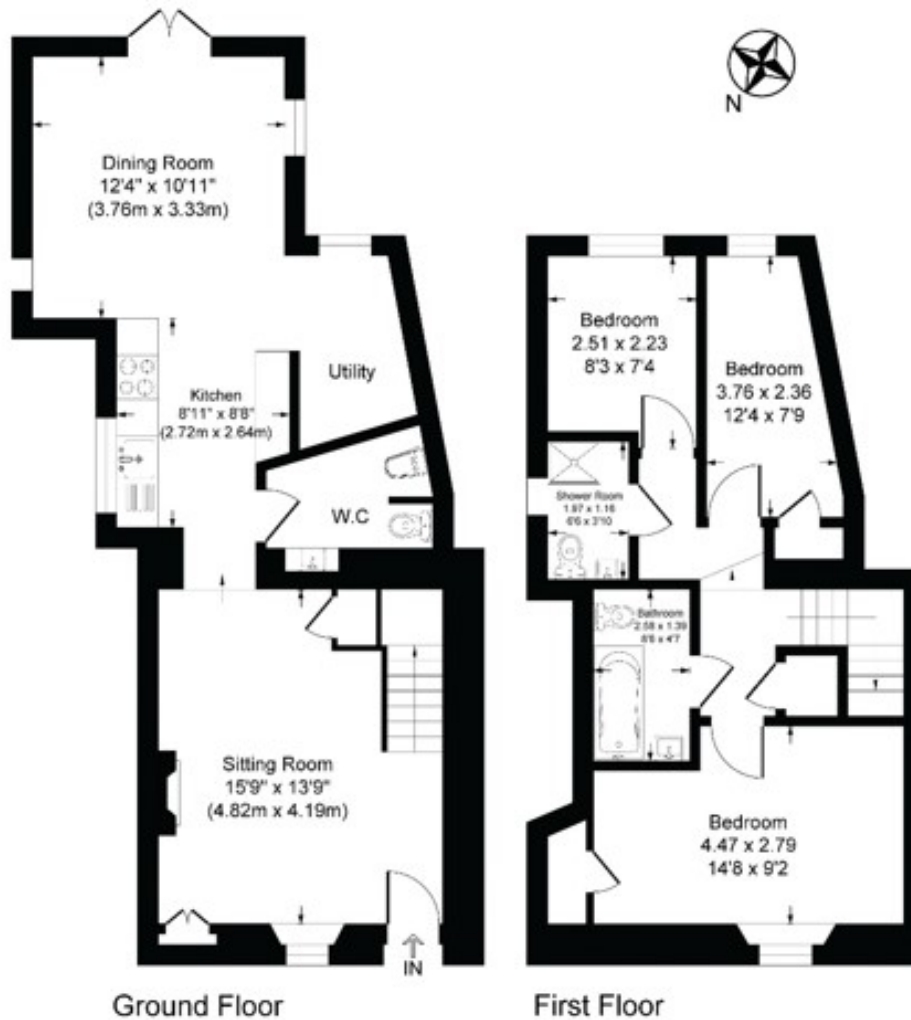
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Approximate Gross Internal Floor Area = 93.2 sq m / 1003 sq ft



### SERVICES

Mains electric, water and drainage. Oil fired central heating.

### TENURE

Freehold

### LOCAL AUTHORITY & COUNCIL TAX

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234. Not currently rated.

### VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845 090.

### DIRECTIONS

Drive into the village of Thurlestone and the cottage will be found on the left hand side, before reaching the Thurlestone Hotel.

### EPC RATING: D

Please scan the QR Code for further Material Information.

