











A substantial seven bedroom detached house, currently used as two self contained apartments in the centre of the picturesque village of Hope Cove with private gardens, off road parking and glimpses of the sea.

- **Detached house**
- **Walking distance to the beach**
- **Seven bedrooms**
- **Four bathrooms**
- **Garage and off road parking**
- **Sunny and private gardens**
- **Ideal multigenerational living**
- **Sea glimpses**
- **Used as two self contained flats**
- **EPC E and C**

## Sunnycot

Hope Cove, TQ7 3HH

A substantial seven bedroom detached home located in the centre of Hope Cove, just a short walk from the golden beaches of Outer and Inner Hope, two highly regarded pubs and the South West Coast Path offering miles of trails to explore. Currently split into two self-contained apartments Sunnycot offers extremely flexible living accommodation with great letting potential or ideal for multigenerational living.

The ground floor living accommodation flows seamlessly between the dining room, kitchen and living room all with lovely outlooks. The living room also features a feature fireplace, currently fitted with an electric wood-burning-style stove. In addition there are four generous double bedrooms situated on the ground floor together with separate bath and shower rooms.

Accessed via a private entrance, the first floor offers a generous open plan living area and kitchen with glimpses of the sea from a sunny balcony - a great spot for your morning coffee. To the rear there are three double bedrooms one with an en-suite shower room and a further family bathroom.

Sunnycot enjoys lovely private and sunny gardens that wrap around the property offering brilliant space for alfresco dining or entertaining in the warmer months. To the front, there is also ample driveway parking or boat storage and a double tandem garage.



2 Island Square, Island Street, Salcombe, Devon,  
TQ8 8DP

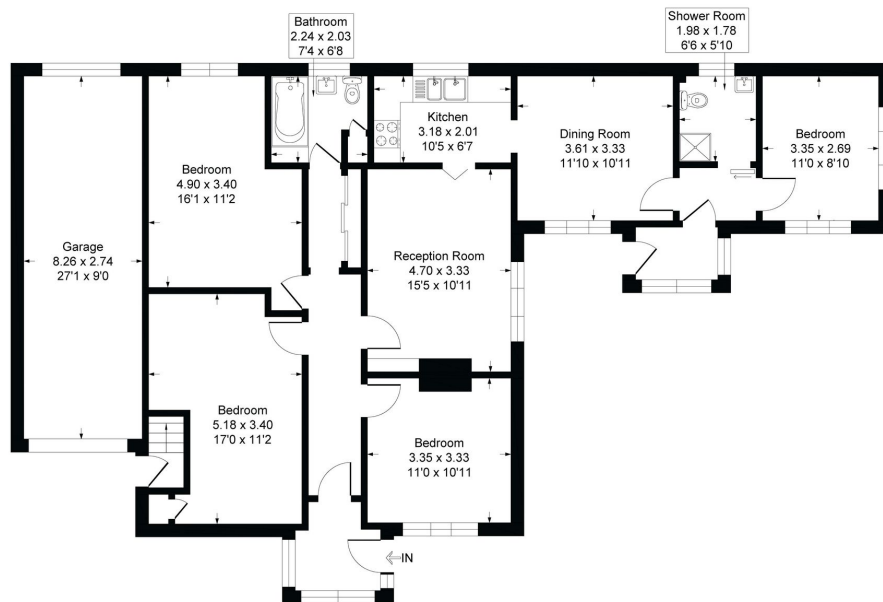
Telephone 01548 843593

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[www.luscombemaye.com](http://www.luscombemaye.com)

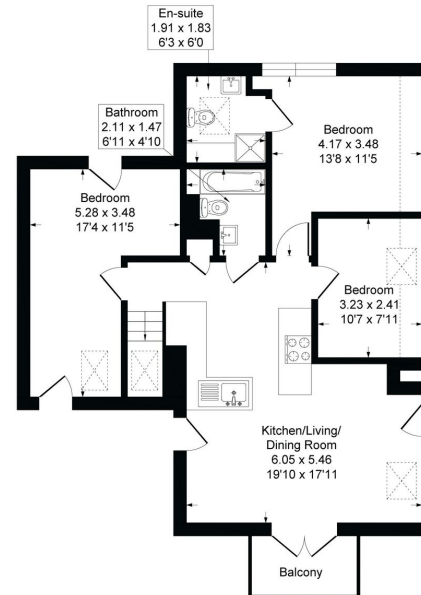


## Sunnycot, Hope Cove, TQ7 3HH

Approximate Gross Internal Floor Area = 197.1 sq m / 2124 sq ft  
 Garage Area = 22.6 sq m / 244 sq ft  
 Total Area = 219.9 sq m / 2367 sq ft



Ground Floor



First Floor

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

### SERVICES

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

### COUNCIL TAX

Band D.

### 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

Upon entering the village and turn left signposted to Inner Hope and Bolberry. The house will then be found on the left hand side.

Please scan the QR Code for Material Information:

