



Corner Cottage, Stokenham, Kingsbridge, Devon TQ7 2SZ

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





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This charming character filled semi-detached thatched cottage is situated in the picturesque village of Stokenham and offers a comfortable and inviting living space. The interior is beautifully presented, well-maintained, and has a stylish and sophisticated feel throughout.

On the ground floor is a lovely sitting room with dual aspect windows, slate flooring and a superb feature fireplace with inset wood burning stove. The kitchen has floor and wall units, integrated appliances, Belfast sink, dining area, stairs to the first floor and doors opening to the front of the property and side passageway which has a built-in store. There's a good size utility room with fitted units, plumbing for a washing machine, storage cupboard and access door out to the carport.

Upstairs there are three well-lit bedrooms, making it ideal for a growing family or those looking for extra space plus well-appointed en-suite shower room and family bathroom. The property features a terrace garden which you get to via steps from the carport. It is laid with astroturf and has a patio seating area perfect for outdoor relaxation or entertaining guests. Additionally, there is carport parking for added convenience and an outbuilding with potential to convert STP.

This homely cottage provides a peaceful retreat while still being conveniently located near local amenities and is only a 5-minute drive, or 30-minute walk to the sea at Torcross.

Stokenham is a pretty village with two pubs, an excellent primary school and a fine church and is close to the coastal village of Torcross and the popular Blackpool Sands. Nearby is the beautiful South Devon coastline where there is a marvellous selection of beaches and coves linked by spectacularly rugged cliffs and headlands and Slapton Ley Nature Reserve which attracts visitors from all over the world, and is the largest freshwater lake in the South west.

KEY FEATURES

- Superb semi-detached thatched cottage with 'fox' detail on roof
- Beautifully presented with lots of character features
- Lovely terrace garden with patio area
- Carport and parking
- Cob and Devon stone construction
- Outbuilding with potential to develop STP

BEDS 3 | BATHS 2 | RECEPTS 1 | EPC - E | COUNCIL TAX - Band D | TENURE - Freehold

SERVICES - Mains electricity, water and drainage. Oil fired boiler for central heating and hot water.

NB. This Floorplan is for illustrative purposes only.
All dimensions are approximate.



Total area 105.35 Sq.m (1134 Sq.ft) Approx.
Total Carport area 21.46 Sq.m (231 Sq.ft) Approx.
Total Terrace area 18.49 Sq.m (199 Sq.ft) Approx.



DIRECTIONS: what3words – bend.unravel.magnitude

From Kingsbridge take the A379 coast road towards Dartmouth passing through the villages of West and East Charleton and Frogmore. On reaching the village of Stokenham go straight on at the mini roundabout towards Torcross. Approximately 200 yards beyond the mini roundabout there is a sharp right-hand bend, go straight over towards the Tradesman's Arms where you will see the property is the first on the left, access to the carport is up the lane to the side.

VIEWING - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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