

# THE OLD CYDER PRESS

## CHURCHSTOW





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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**The Old Cyder Press | Churchstow |  
Kingsbridge | Devon | TQ7 3QR**

**Mileages**

Kingsbridge 1.8 miles; Salcombe 6.6 miles; Totnes 14 miles  
(distances are approximate)

**Accommodation**

**Ground Floor**

Entrance Hall | Sitting Room | Kitchen/Breakfast  
Room | WC | Utility Room | Study

**First Floor**

Landing | Master Bedroom with En-suite | Three  
additional Bedrooms | Family Bathrooms | Terrace

**Outside**

Driveway | Double Garage | Terrace | 3 Acres of  
Gardens and Paddock | Stables | Three Outbuildings

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**Kingsbridge Office**

01548 857588 | [kingsbridge@marchandpetit.co.uk](mailto:kingsbridge@marchandpetit.co.uk)  
94 Fore St, Kingsbridge TQ7 1PP

**Prime Waterfront & Country House Department**

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94 Fore St, Kingsbridge TQ7 1PP



THE OLD CYDER PRESS

The Old Cyder Press is a wonderfully private  
and secluded property, boasting numerous  
character features

The Old Cyder Press is a wonderfully private and secluded property, boasting numerous character features and set within approximately three acres of gardens and paddocks, which include two loose box stables.

Originally built as a cyder press in the 1840s, the property was extended and fully refurbished around 2000 with additional updates since. The Old Cyder Press retains many character features, including original beams and exposed stone walls. In 2017, solar panels were installed, supplying much of the property's electricity and an annual RHI payment.

Accommodation on the ground floor includes a bright double-height reception hall with feature brick flooring and a handmade oak staircase. This leads to a spacious triple aspect sitting room with a feature stone fireplace and multifuel stove, along with two sets of French doors, one leading to a front terrace and the other to a private side terrace. A large kitchen/diner with exposed beams and stone walls, also offers access to a secluded terrace. Completing the ground floor are a utility room, a cloakroom, and a well-equipped study overlooking the grounds.

Ascending to the first-floor landing, which is wonderfully light and airy thanks to a full-height picture window, you will find doors leading to a generous decked sun terrace that overlooks the gardens, land, and surrounding countryside. The first floor accommodates a master bedroom with an en-suite bathroom, a second bedroom with access to the decked sun terrace, two additional bedrooms, and a family bathroom.

The property is accessed via a sweeping tarmac driveway that crosses a natural stream, leading to an integral double garage along with a parking space for multiple vehicles. There are three practical outbuildings serving as workshops, a log store, and storage areas, all equipped with electricity and solar panels. Subject to planning, the outbuildings and adjoining paddock are certified residential and have potential for development. Additionally, outside you'll find a vegetable patch, and additional hardstanding provides further parking with access to the lane at the back.

Conveniently located just a short walk from the village of Churchstow, residents can enjoy amenities such as a shop, a Post Office, a church, and a pub, along with regular bus services to Kingsbridge, Totnes, and Plymouth. The town of Kingsbridge is only three miles away, offering a diverse array of shops, restaurants, two supermarkets, a cinema, a leisure center with indoor swimming, various sports and fitness facilities, a medical center, a community hospital, a library, and churches. The nearest beaches at Thurlestone and Bantham are just four miles away, while the picturesque sailing town of Salcombe is a mere seven miles distant.







## Key Features

- Charming and characterful detached property
- Superb rural location, close to the village of Churchstow
- Immaculately presented throughout
- Set in approximately 3 acres of gardens and paddocks
- Double garage, long driveway, and ample parking
- Wonderful countryside views
- 3 useful outbuildings, including 2 loose boxes
- Walking distance to the village, Pub, Shop, and Church

“The property is accessed via a sweeping tarmac driveway that crosses a natural stream”









# Property Details

|              |                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------|
| Services:    | Solar Panels and mains electricity. Oil Central heating, mains sewage, private spring-fed water. Bottled gas for cooker. |
| EPC Rating:  | Current: E, Potential: C                                                                                                 |
| Council Tax: | Band F                                                                                                                   |
| Tenure:      | Freehold                                                                                                                 |
| Authority    | South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234              |

### Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

### Directions

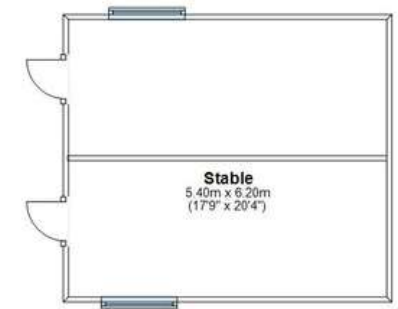
From Kingsbridge take the A379 out of town heading towards Plymouth. On entering Churchstow take the left turn, just after the Church House Inn public house into Glebeland, then take the 3rd left into Tithe Hill. Follow the lane down and up then at the junction turn right. Follow this lane down into the valley where the property will be found on the left-hand side.

### Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge Office.  
Tel: 01548 857588



# Floor Plans



Total area:  
Approx. 283.7 sq.metres  
(3053.3 sq.feet)

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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