

WIDEWELL COTTAGE, WIDEWELL NR. KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

WIDEWELL COTTAGE

Widewell Cottage is a superb detached period property tucked away in the picturesque hamlet of Widewell and has the most stunning views over the surrounding countryside and over the village of Torcross out to sea.

This character property boasts a stylish interior comprising hall with stairs to the first floor, access door to the rear garden, cloakroom, dual aspect kitchen with plenty of floor and wall units and built-in storage cupboard, dual aspect sitting/dining room with feature fireplace inset with a log burner.

Upstairs are three double bedrooms and a family bathroom with bath and separate shower cubicle.

To the front is a paved driveway with gravelled area, lawn and pretty flower border, to one side are steps down to a further lawned area bound by stone walling and established shrubs and trees.

The rear garden has a large terrace, ideal for entertaining or simply relaxing and enjoying the wonderful views. There is a large lawned area, numerous plants, bushes and shrubs, and again is bound by stone walling. The property also comes with a fantastic outdoor swimming pool with paved terrace which could also be used as a second entertaining area.

The property has an integral garage with up and over door, window to the rear and door giving access into the rear garden. In front of the garage is driveway parking for one vehicle.

Widewell is situated less than a mile from the popular village of Torcross, the scenic Slapton Sands and the freshwater lake of Slapton Ley. There are a couple of cafés, and a good pub, famous for it's fish and chips. A short walk or drive away is the family run Stokeley Farm Shop which sells a good selection of local produce, the Taphouse brewery and a selection of shops selling plants, homeware and jewellery.

The friendly market town of Kingsbridge is 6 miles away and provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.



PROPERTY DETAILS

Property Address

Widewell Cottage, Widewell, Kingsbridge, Devon TQ7 2EE

Services - Mains electricity and water. Private drainage. Oil fired central heating. Log burner. SMART meter in garage for electricity. Smoke alarms throughout. Portable carbon monoxide alarm in lounge. PAT tested yearly. EICR every 5 years adhering to holiday let regulations.

EPC Rating - Band E

Current: 46, Potential: 90

Council Tax - Band E

Tenure - Freehold

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

Key Features

- Charming detached period property
- Glorious views over Torcross out to sea
- Beautifully presented throughout
- Well-maintained gardens
- Outdoor swimming pool
- Garage and driveway parking
- Stunning rural location
- Successful holiday let

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 - what3words - bandaged.guilty.couches

From Kingsbridge follow the Dartmouth coast road (A379) through a series of villages until arriving at the Carehouse Cross roundabout in Stokenham. Turn right at the roundabout, and follow the road for approximately 1/4 mile until you see a turning to the left, signposted for Widewell. Follow this road into the village, and Widewell Cottage will be found on your left hand side.

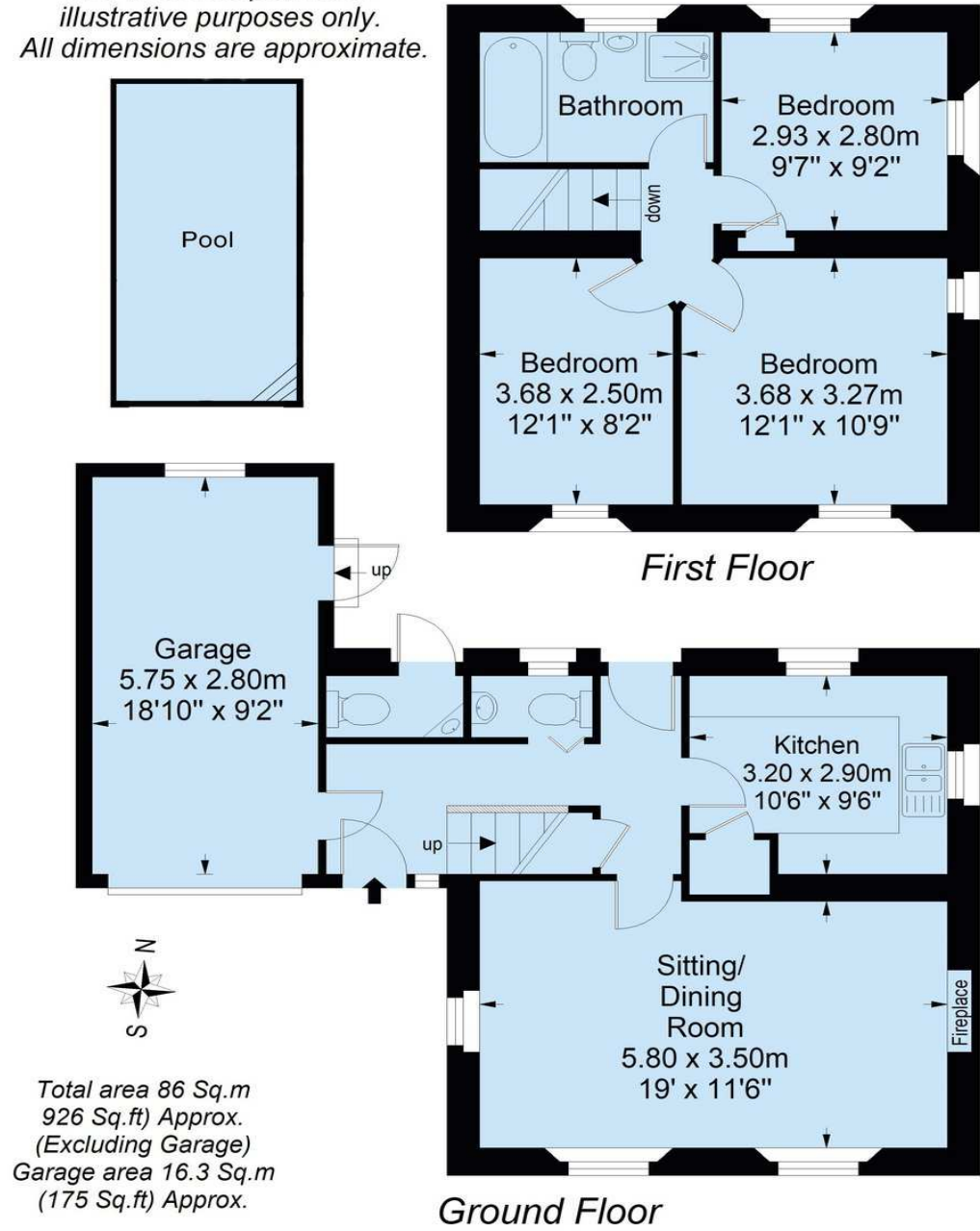
Mileages - Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate).

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



FLOOR PLAN

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



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.