

BROOK COTTAGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

BROOK COTTAGE

Description

This is a pretty, bright and spacious semi-detached cottage situated in the popular village of Chillington full of character features including exposed and painted beams and a stunning Inglenook fireplace.

Internally the accommodation comprises glazed entrance porch, opening in to the hall which has stairs to the first floor. The spacious sitting room is to your right, it has a lovely bay window to the front, inset display cabinet, painted ceiling beams and a fantastic Inglenook fireplace with stone hearth inset with a wood-burning stove with timber mantle above.

The well-equipped, dual aspect kitchen/dining room has been thoughtfully designed, there are sleek modern units, plenty of integrated appliances, built-in storage cupboards and ample space for a dining table and chairs and even a comfy arm chair in front of the bay window. Off the kitchen is a conservatory area leading into the rear porch with access out to the garden and a very useful utility room.

Upstairs there are three generous double bedrooms all with fitted wardrobes and a good size shower room.

Outside front is parking for a couple of vehicles and pretty raised flower beds full of plants and colour. To the rear is a private patio garden ideal for al-fresco dining or simply relaxing and raised timber flower beds.

Situation

The village of Chillington has its own amenities including a village hall, playing fields with children's play area, community orchard, post office/general store, hair/beauty salon, health centre and pub. There is a primary school in the neighbouring village of Stokenham which is rated outstanding by Ofsted and fine parish churches in Stokenham and Sherford. The village is conveniently placed for easy access to Start Bay, Salcombe and Dart estuaries, renowned for their sailing, and is also close to the beautiful South Devon coastline where there is a marvellous selection of beaches and coves, spectacular rugged cliffs and headlands all linked by the South West Coast path.

Directions

what3words - prettiest.bandstand.boating

From Kingsbridge take the A379 Dartmouth road out of town passing through the villages of West and East Charleton then Frogmore. On reaching Chillington continue into the village, go past the 'Bear and Blacksmith' pub, and then the village shop. The property will be found a little further on, on the left-hand side at the turning to Brooklea Way.



PROPERTY DETAILS

Property Address

Brook Cottage, Chillington, Kingsbridge, Devon TQ7 2JR

Mileages

Kingsbridge 5 miles; Salcombe 10 miles; Dartmouth 11 miles; A38 Devon Expressway 15 miles; Plymouth 25 miles (distances are approximate).

Services

Mains electricity, water and drainage. Solar panels. High retention storage heaters. Part underfloor heating in the kitchen.

EPC Rating

Band C. Current: 71, Potential: 90

Council Tax

Band C

Tenure

Freehold

Authority

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

Key Features

- Pretty semi-detached cottage
- Full of charm and character features
- Spacious sitting room with fantastic Inglenook fireplace
- Modern, well-equipped kitchen/dining room
- Useful utility room
- Three double bedrooms with fitted wardrobes
- Private rear patio garden and store
- Driveway parking

Fixtures & Fittings

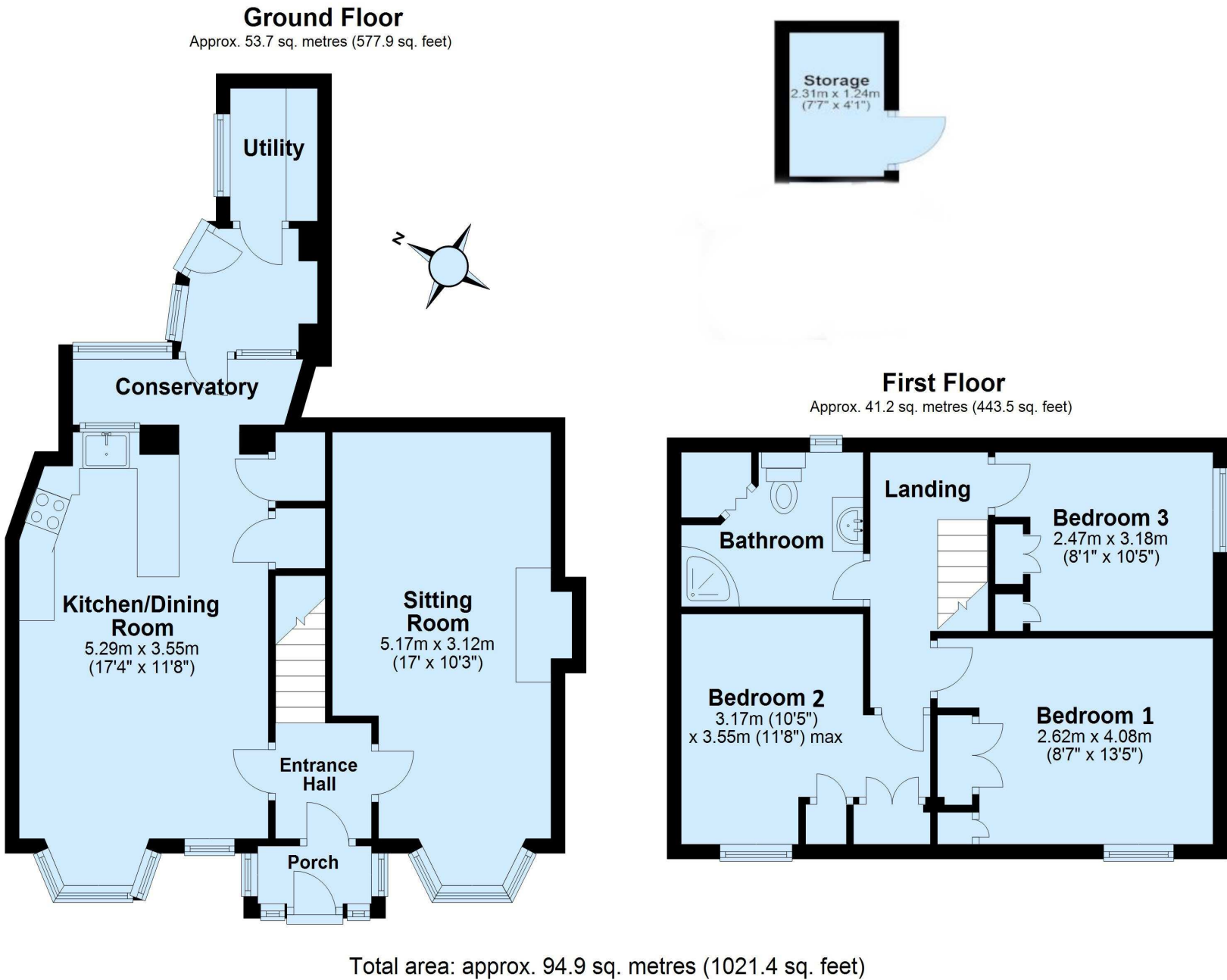
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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