

BROOKSIDE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

BROOKSIDE

Description

This characterful semi-detached period cottage is situated in the center of the popular village of Chillington. It's close to all local amenities, only a short drive to the beach at Torcross and is currently run as a successful holiday let.

Internally the bright and airy accommodation comprises glazed entrance porch, hall with cloakroom and stairs to the first floor. A spacious sitting room with bay window to the front, wood burner set on a tiled hearth with timber mantle above, flanked either side by high level built-in glazed display cabinets.

The kitchen is to the rear, it has fitted floor and wall units, space and plumbing for a washing machine, fridge/freezer and door out to the side of the property. In the dining room you'll find a lovely stone built decorative fireplace with useful built-in storage cabinets to one side.

Upstairs there are two double bedrooms. Bedroom one is to the the front and has dual aspect windows and bespoke fitted wardrobes. Bedroom two is also dual aspect, it has a storage cupboard and a fully tiled en-suite shower room, plus there's a family bathroom with shower above the bath.

Access to the rear is via the side gate from the front of the property or from the kitchen where there are a few steps up to a low-maintenance garden bound by timber fencing and painted wall with pretty flower bed borders. This is a great entertaining space or for unwinding with a cold drink and a good book.

To the front is parking for a couple of vehicles and a gravelled garden area ideal for pot plants or small boat/kayak storage.

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 - called.blackouts.famines

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

Brookside, 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. Electric panel heaters throughout. Wood burner. Double glazing.

EPC Rating

Band F. Current: 25, Potential: 87

Council Tax

Band C

Tenure

Freehold

Authority

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

Key Features

- Charming semi-detached period cottage
- Bright, characterful accommodation
- Pretty low maintenance rear garden and store
- Driveway parking
- Currently a successful holiday let
- Just a 5 minute drive to the beach at Torcross

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

