# THE KNOWLE





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#### Description

We are delighted to bring to the market this charming detached period cottage situated in a quiet, tucked away location within the popular village of West Charleton. The property enjoys an elevated position and has exceptional south-facing views across the village towards Salcombe and the estuary.

The cottage is beautifully presented and has accommodation comprising contemporary kitchen with plenty of fitted units and Range cooker. The dual aspect sitting/dining has double doors opening out to the garden with the focal point being the inset fireplace with wood burning stove set on a slate hearth with timber mantle above.

Upstairs is a well-appointed bathroom and three double bedrooms, the principal benefits from a fully tiled en-suite shower room.

Outside front is parking for a couple of vehicles, a pretty patio garden and useful garden store attached to the house.

The side and rear terraced gardens are equally delightful, there's a good size patio off the sitting room, an ideal space for al-fresco dining, a further a seating area where you can sit and take in the lovely views to the estuary and fruit trees on the top tier.

#### Situation

The popular village of West Charleton benefits from a pub, church, and primary school. The market town of Kingsbridge is close by and offers a wide range of commercial, leisure and shopping facilities, including the Ofsted 'outstanding' Kingsbridge Community College. There are walks across fields to the shores of the Kingsbridge/Salcombe Estuary, and the famous sailing centres of Salcombe and Dartmouth are also within easy reach as well as an abundance of sandy beaches and coves with miles of coastal footpaths.

#### **Directions**

what3words - access.always.heads

From Kingsbridge take the A379 out of town heading towards Torcross. On entering West Charleton go past the left turn to Church Lane, then at the bottom of the hill, opposite the Village Hall turn left into a private lane. After approx. 50 yards go up the driveway on your right-hand side, The Knowle is at the top straight ahead of you.





### PROPERTY DETAILS

#### **Property Address**

The Knowle, West Charleton, Kingsbridge, Devon TQ7 2AH

#### Mileages

Kingsbridge 1.5 miles; Salcombe 7.5 miles; Dartmouth 13 miles; Plymouth 22 miles; A38 12 miles (distances are approximate)

#### Services

Mains electricity, water and drainage. Oil fired central heating. Solar panels. Underfloor heating in kitchen and bathroom.

#### **EPC Rating**

Band E. Current: 49, Potential: 79

#### **Council Tax**

Band D

#### Tenure

Freehold

#### Authority

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

#### **Key Features**

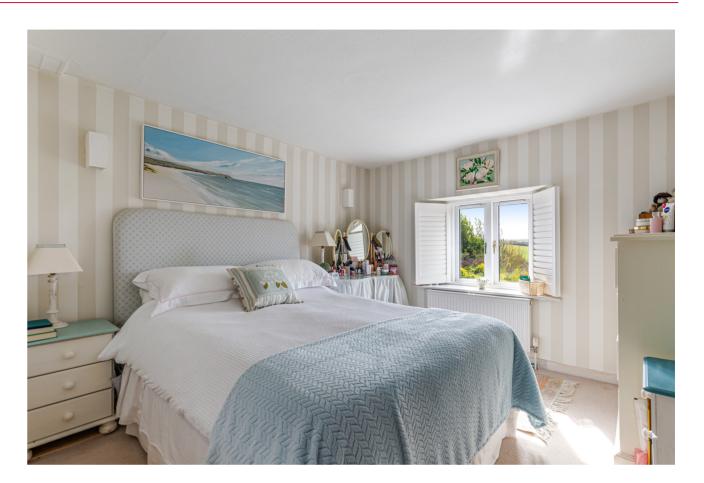
- Beautifully presented detached period cottage
- Elevated position in a peaceful location
- Contemporary kitchen
- Spacious sitting/dining room with log burner
- 3 double bedrooms
- Established terraced garden with seating areas
- Parking for two vehicles
- Views to the estuary and Salcombe

#### **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.





# Bedroom 1 3.02m x 3.16m (9'11" x 10'4") Bedroom 3 2.69m x 4.00m (8'10" x 13'1") Bedroom 2 3.82m x 2.63m (12'6" x 8'8") Bathroom **Ground Floor** Main area: approx. 53.6 sq. metres (577.3 sq. feet) Sitting/Dining Kitchen 2.69m x 6.24m (8'10" x 20'6") Store 2.32m x 2.96m (7'7" x 9'9")

First Floor

Main area: Approx. 99.5 sq. metres (1071.4 sq. feet)
Plus outbuildings, approx. 6.9 sq. metres (73.9 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.