

THE KNOWLE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

THE KNOWLE

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.



FLOOR PLAN



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