

# BRAMBLE COTTAGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# BRAMBLE COTTAGE

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## Description

Bramble Cottage is a beautifully presented, bright and spacious semi-detached period cottage, which has retained some lovely character features including exposed beams, stone work, and window seats in a couple of the bedrooms. The cottage sits on a good size plot with large gently sloping garden and has parking for several vehicles.

The accommodation comprises glazed entrance porch, sitting room with two windows to the front, ceiling beams, and a fantastic feature stone built fireplace inset with a wood burner. The double height kitchen is galley style, it has a window giving views to the garden and skylights making this a lovely bright room. There is a row of floor units with integrated appliances, Belfast sink, and door giving access out to the rear. Off the kitchen is a useful utility/cloakroom. Completing the ground floor is a bright and stylish dual aspect dining room with lovely stone fireplace, built-in storage cupboard and stairs to the first floor. Upstairs there are three double bedrooms, two with fitted wardrobes, a bathroom and well-appointed shower room with dual sinks.

Outside front is a pretty walled garden with picket fence, and driveway parking in front of the timber fence with pedestrian gate in to the garden. There is a large shingle seating area, and ample storage space. From here slate steps take you up to the gently sloping rear garden which is mainly laid to lawn with a further seating area all of which is bound on all sides by fencing and mature hedge and shrub borders.

## 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 - weary.liner.nurses

From Kingsbridge head out of town on the A379 Dartmouth coast road, going through the villages of West and East Charleton then Frogmore. The next village is Chillington, head into the village where you will find the property a short way along on the left-hand side opposite the right turn to Shindle Park.





# PROPERTY DETAILS

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## Property Address

Bramble Cottage, Chillington, Kingsbridge, Devon TQ7 2JD

## Mileages

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

## Services

Mains electricity, water and drainage. Ventilation system. Electric heaters. Log burner.

## EPC Rating

Band E. Current: 39, Potential: 75

## Council Tax Band

Band D

## 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
- Beautifully presented, with character features
- Two reception rooms
- 23ft kitchen with utility
- 3 double bedrooms
- Bathroom and separate shower room
- Large, gently sloping lawned garden
- Off road parking
- Sought after village, walking distance to amenities

## 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.

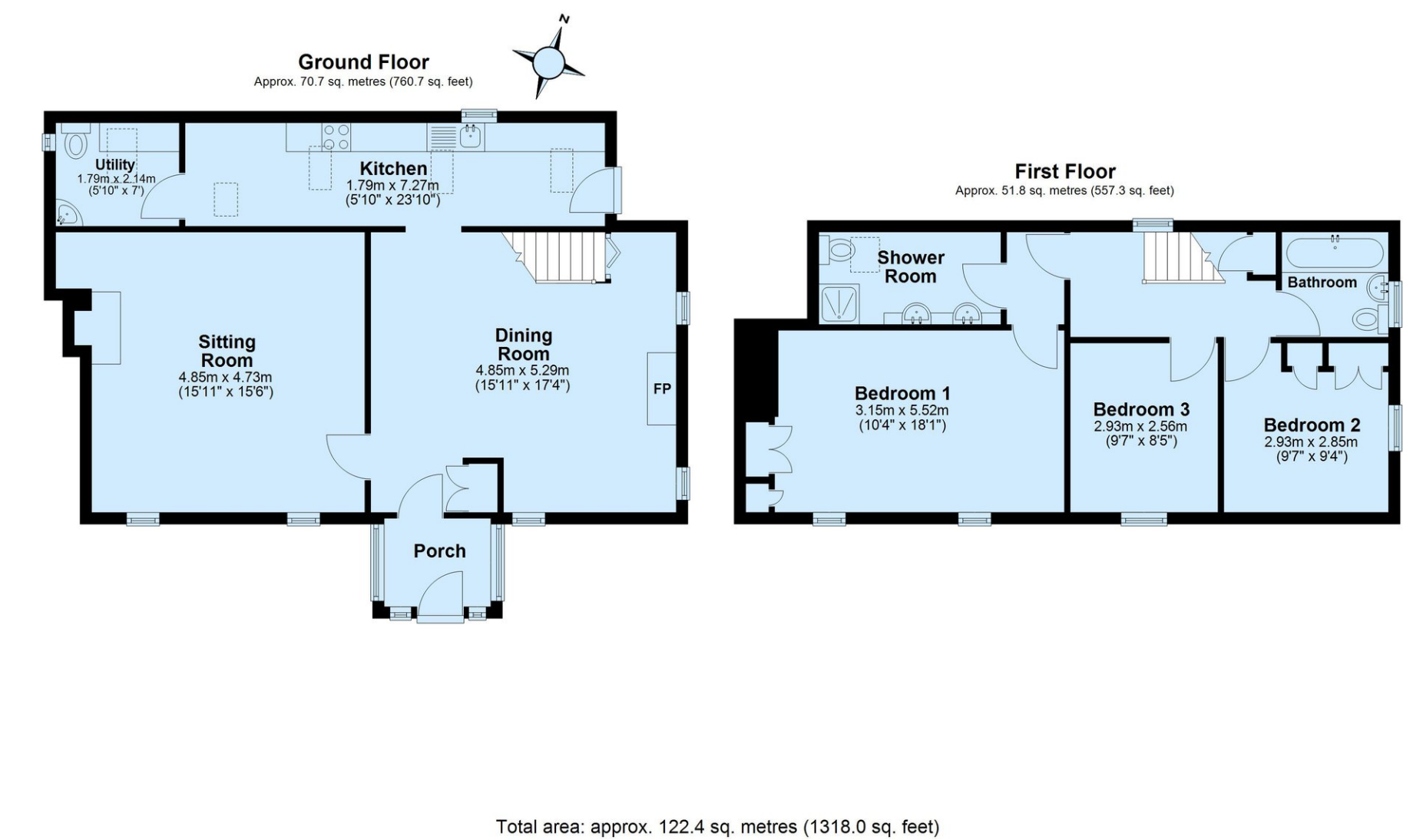
## Viewing

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





# FLOOR PLAN



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