

BAY TREE COTTAGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

BAY TREE COTTAGE

Description

Bay Tree Cottage is a beautifully presented period cottage, situated in the popular village of West Charleton. This bright and spacious property is full of character features including exposed stone work, beams, tiled flooring and a spiral staircase.

You enter at the side of the property into the hall, there is a cloakroom on the left and door straight ahead of you in to the spacious 'L' shaped sitting room. To the rear are glazed doors opening to the garden flanked either side by full height windows allowing natural light to flood in. There's a bespoke spiral staircase and an attractive stone wall dividing the sitting room from the kitchen which has built-in storage and 'window' style openings either side of the open walkway between both rooms. The kitchen is dual aspect and has a view out to the front, it's well-equipped with plenty of fitted floor and wall units, Rayburn, Rangecooker, Belfast sink and has ample room for a dining table and chairs.

Upstairs there's a family bathroom and 3 double bedrooms. The principal bedroom enjoys en-suite facilities, built-in storage and has a Juliette balcony allowing you to take-in the lovely views over the garden to countryside beyond.

There is a loft which has been boarded and has a fold down ladder for access.

The private, south facing rear garden is bound on all sides by stone walling, topped with timber fencing with borders of established plants, shrubs and trees. There's a large patio seating area, ideal for entertaining/al fresco dining, a summerhouse with plumbing and electric connected, currently used as a utility, a hot tub and at the far end is a large timber framed home office/play room/store which also has power connected.

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 a Primary School and 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 - splice.identify.candidate

From Kingsbridge take the A379 Dartmouth Road out of town, passing over Bowcombe Creek Bridge and into West Charleton. The property is located on your right-hand side just after you pass the Primary School.



PROPERTY DETAILS

Property Address

Bay Tree Cottage, West Charleton, Kingsbridge, Devon TQ7 2AL

Mileages

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

Services

Mains electricity, water and drainage. Oil fired boiler for hot water and central heating. LPG for the hob.

EPC Rating

Band D. Current: 56, Potential: 79

Council Tax

Band C

Tenure

Freehold

Authority

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

Key Features

- Detached period cottage
- Character features including a spiral staircase and exposed beams
- Spacious open plan sitting room through to the kitchen
- 3 double bedrooms
- Bathroom, en-suite and cloakroom
- Generous lawned garden with patio and hot tub
- Separate home office/workshop and summerhouse/utility
- Popular village location

Fixtures & Fittings

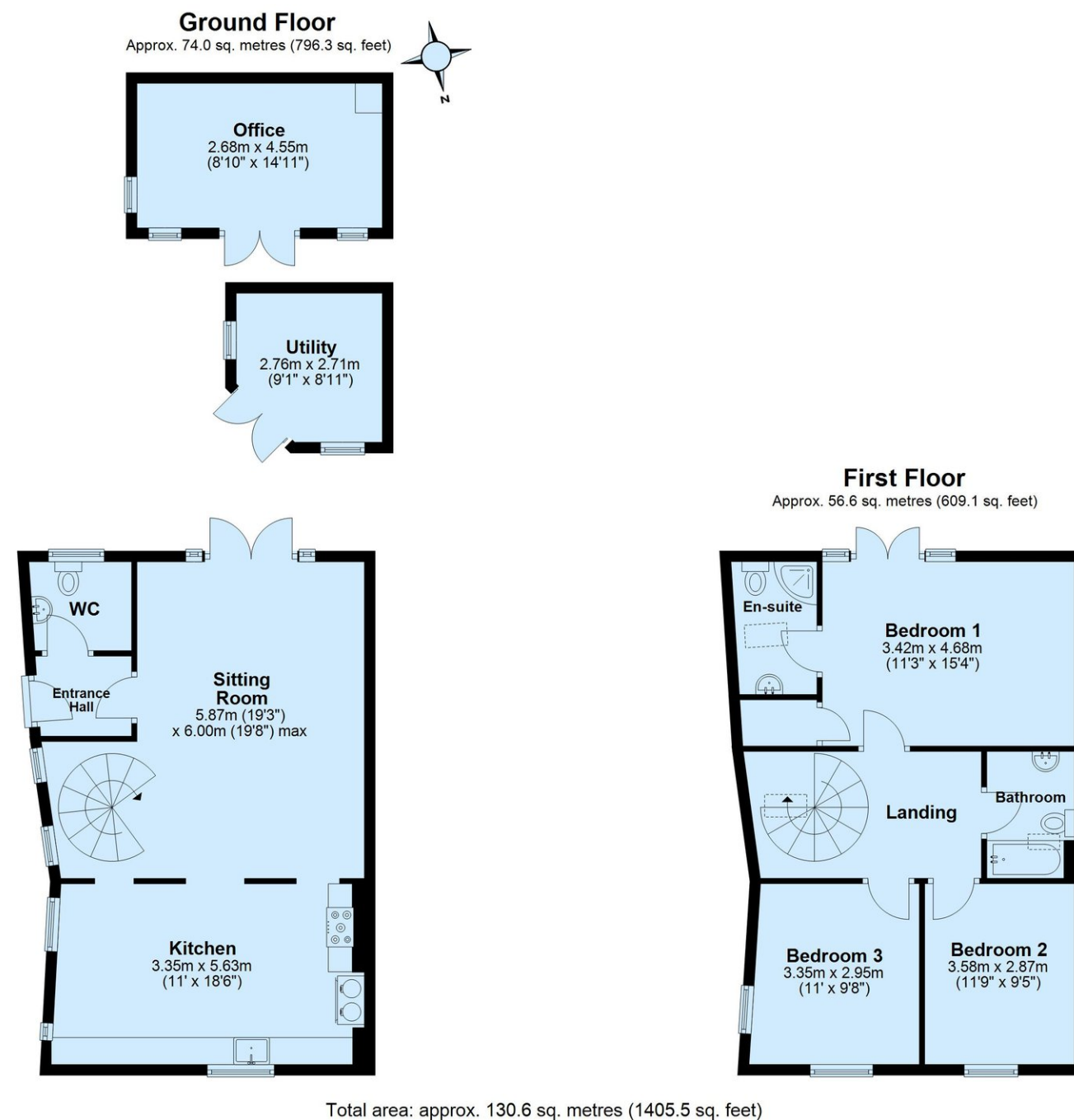
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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