

PANDORA COTTAGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

PANDORA COTTAGE

Description

Pandora Cottage is a delightful 5-bedroom semi-detached property which dates back to the 17th century when it served as the stables for the Dodbrooke Estate. Converted to a dwelling in the early 19th century, it has been sympathetically renovated to provide a bright and spacious, characterful family home with flexible accommodation arranged over three floors, and a private rear garden situated in a central town location.

The front door opens into a dual aspect kitchen/dining room which has Limestone flooring, built-in storage cupboards and a bespoke kitchen complete with a breakfast bar island with hob and oven. To one side are stairs to the first floor and an open walkway through to the charming sitting room which again is dual aspect and has a feature fireplace inset with a wood burning stove. Off the kitchen is a very useful utility and cloakroom with access door out to the rear garden.

On the first floor are two double bedrooms, one single and a superb family bathroom with freestanding roll top bath. Bedroom one has patio doors opening onto it's own balcony which leads to a secure storage room. Bedroom two enjoys en-suite facilities and has patio doors leading out to a fantastic sun trap terrace which is bound by timber railings with steps down to the lawned garden. On the top floor are a further two double bedrooms and a handy built-in storage cupboard on the landing.

The enclosed, private rear garden is a real gem. There is a level lawned area, patio seating/entertaining area and the raised terrace with timber pergola. To the side of the property is a covered passageway giving easy access to and from the garden.

Situation

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

Directions

what3words - tanked.replayed.arch

From our office at the top of Fore Street turn right into Duncombe Street, go down the hill then bear right into Belle Cross Road. Pandora Cottage will be seen on your left-hand side before you reach the pedestrian crossing



PROPERTY DETAILS

Property Address

Pandora Cottage, 6 Belle Vue Road, Kingsbridge, Devon TQ7 1LY

Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

Services

Mains electricity, gas, water and drainage. Gas combi boiler. Wood burning stove.

EPC Rating

Band D. Current: 59, Potential: 80

Council Tax

Band D

Tenure

Freehold

Authority

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

Key Features

- Georgian style semi-detached, character property
- Accommodation arranged over 3 floors
- Enclosed, rear garden with lawn, patio and terrace
- Country style kitchen with separate utility/cloakroom
- Stylish sitting room
- 5 bedrooms
- Bathroom and en-suite
- Short walk to local amenities

Fixtures & Fittings

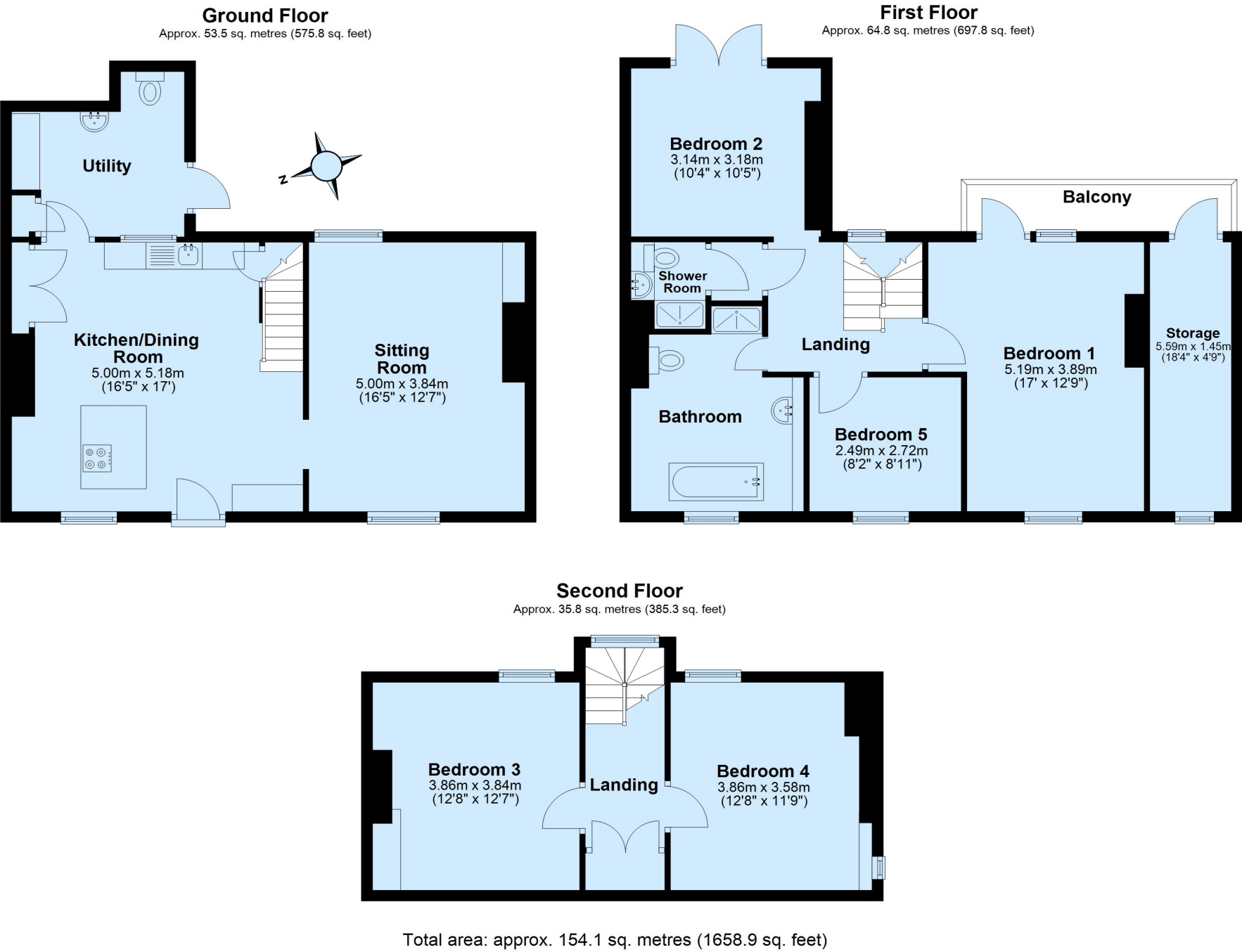
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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