



Luscombe Maye

Since 1873

The Mounts, Kingsbridge

Guide Price £450,000

🛏️ 4 🚿 5 🛋️ 2



SITUATION & DESCRIPTION

Situated in the heart of the South Hams, Tor Cottage is located in The Mounts, a small hamlet positioned between the popular towns of Kingsbridge and Totnes. Spacious and deceptively large, Tor Cottage offers wonderful views and a semi-rural and convenient location being roughly 1.5 miles from the neighbouring village of East Allington with primary school, church and pub and a short drive from the stunning South Devon coastline.

This delightful property comprises a welcoming front porch and a spacious central entrance hall leading through to a generous corner reception room with feature fireplace, a cosy living room which leads into a large conservatory, a downstairs bathroom, a light and bright dining room with an adjoining modern kitchen comprising a range of floor and wall mounted units.

The property features four spacious double bedrooms each with an en-suite bathroom. Two of these bedrooms are positioned on the first floor above the main residential areas with access from a staircase in the central hallway, whilst the remaining two bedrooms sit to the side of the property and are semi-separate but with internal access from the hallway.

Well-maintained gardens surround Tor Cottage which is bordered with a range of hedges and trees for privacy with a well-maintained lawn to one side which continues to the rear and includes a patio area to enjoy the far-reaching countryside views. To the front the property benefits from off-road parking for several cars.

TENURE

Freehold.

COUNCIL TAX

This property is in Council Tax Band D

SERVICES

Mains electricity, water and gas central heating. Shared septic tank.

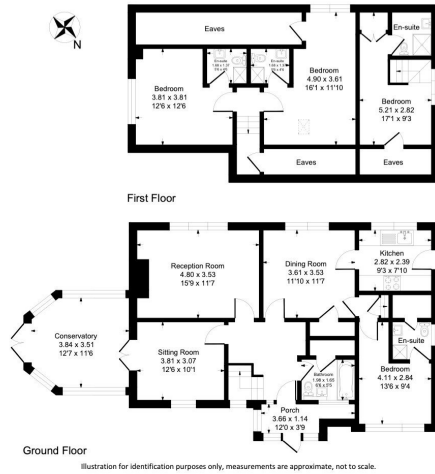
LOCAL AUTHORITY

South Hams District Council

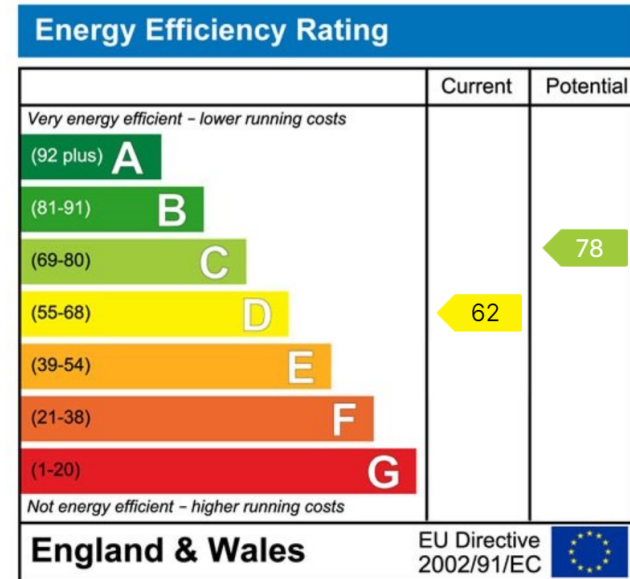


Tor Cottage, The Mounts, Kingsbridge, TQ9 7QJ

Approximate Gross Internal Floor Area = 149.5 sq m / 1610 sq ft



- Substantial family home
- Arranged over two floors
- Four bedrooms
- Five bathrooms
- Lovely rural views
- Living rooms and conservatory
- Gardens and patio
- Off road parking
- Convenient South Hams location
- Small friendly hamlet



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Kingsbridge:
 62 Fore Street, Kingsbridge TQ7 1PP
 01548 857474
 kingsbridge@luscombemaye.com
www.luscombemaye.com