







Stream Cottage

1 Orchard Close, Frogmore , TQ7 2PQ

Stream Cottage is a charming semi-detached home located a short walk from the estuary in the sought after village of Frogmore. One of three secluded cottages, Orchard Close is accessed over a small bridge from Mill Lane. a quiet village street positioned towards the centre of the village.

Arranged over three floors the property briefly comprises an entrance hallway and downstairs cloakroom, front to back double reception room with patio doors at the rear and a separate kitchen with back door. The first floor features two double bedrooms, both with built in wardrobes, a single bedroom and a family bathroom. A lovely fourth bedroom is on the upper floor with en-suite bathroom and glimpses of the estuary from the window.

Stream Cottage has a private rear patio garden, a garage positioned to the side with front and rear access and a driveway. The house is in need of some modernisation but offers a light and bright home in a wonderful location.

The attractive village of Frogmore is well situated, close to the popular market town of Kingsbridge, as well as being close to many beautiful sandy beaches, the tidal Estuary waters and many good walks. Frogmore benefits from a friendly community with a cafe, a local pub and a village hall. Nearby villages provide further amenities, great eateries and within the catchment of the outstanding Stokenham primary school, as well as, the highly regarded Kingsbridge Community College.

- **Delightful location**
- **Four bedrooms**
- **Arranged over three floors**
- **Rear patio garden**
- **Light and bright**
- **Garage and driveway**
- **Close to the estuary water**
- **Lovely views**
- **Some renovation needed**
- **No onward chain**



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A charming and secluded cottage with four bedrooms, two bathrooms, rear patio garden, garage and driveway in the popular village of Frogmore.

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Approximate Gross Internal Floor Area = 108.1 sq m / 1164 sq ft

Garage Area = 15.2 sq m / 164 sq ft

Total Area = 123.3 sq m / 1328 sq ft

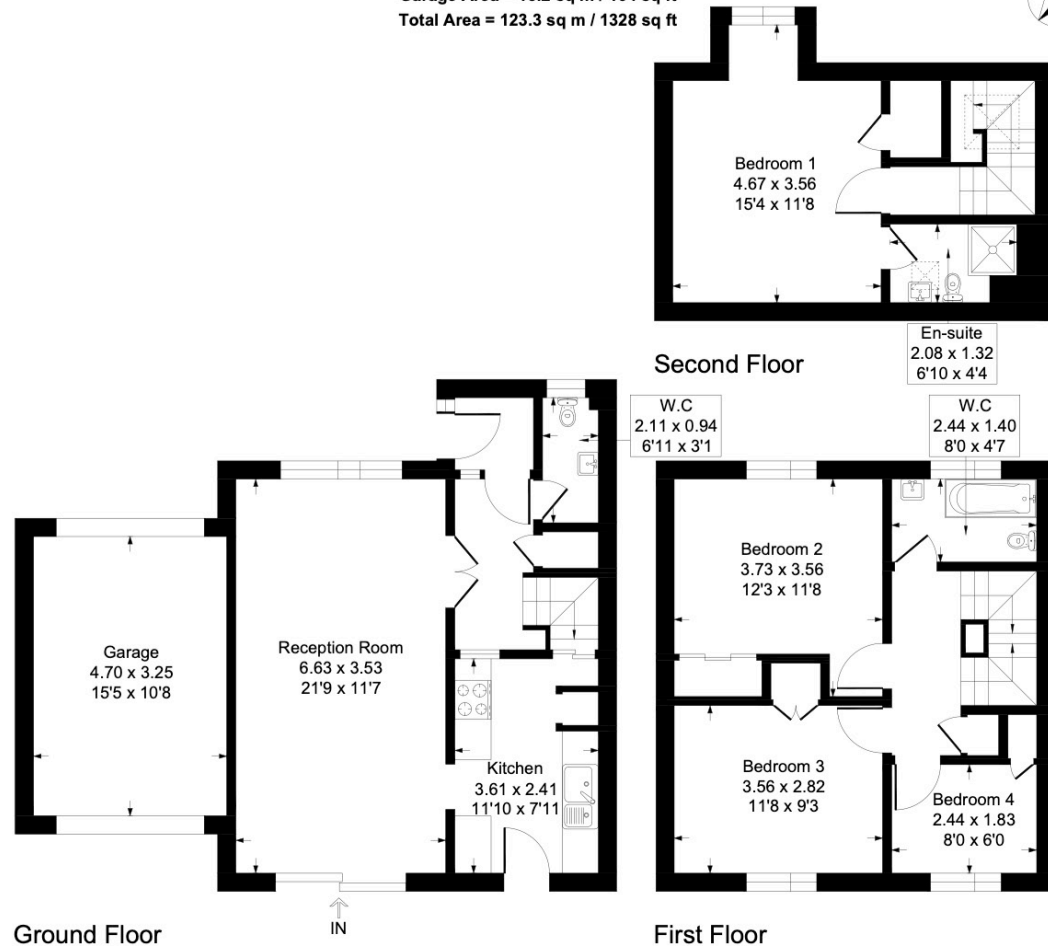


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains Electricity, Water and Drainage. Gas Fired Central Heating.

COUNCIL TAX

The property is in Council Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

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

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 857474.

DIRECTIONS

From Kingsbridge take the A379 towards Dartmouth passing through the villages of West and East Charleton and continue into the village of Frogmore. Turn right over the bridge at the foot of the hill and take the first left on to Orchard view, take the second right on to Mill Lane and the small bridge on your left is the entrance to Orchard Close.



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