











A superbly presented, beautifully designed detached property, nestled in the stunning countryside, yet being a mile from the beach, offering open plan living and three double bedrooms

- High specification
- Stunning rural location
- 1 mile from the beach
- Scavolini Italian kitchen
- Open plan layout
- 3 double bedrooms
- En-suite & family bathroom
- Large garden
- Parking for 3 vehicles
- Offering privacy
- Ideal holiday home/let

## Kittiwake

### Old Cotmore Farm, Kingsbridge TQ7 2LR

Built in 2016 by a highly regarded local builder, Kittiwake offers the perfect opportunity for modern and contemporary living, whilst being nestled in the stunning countryside and located a mile from the beach. Surrounded by nature and wildlife, this truly is a tranquil retreat throughout the year.

Upon entering, you are greeted by a recently built large porch/boot room, added for convenience with ample storage for shoes and coats. A vaulted ceiling height offers a feeling of space and airiness, whilst a key highlight of this stylish home is the floor to ceiling Rational Windows, framing the stunning south facing aspect and allowing an abundance of natural light to flow throughout the property. Oak engineered Kahrs flooring has been fitted throughout in the main living spaces adding sophistication with underfloor heating throughout the property. The bespoke Scavolini Italian kitchen offers stylish living, having top of the range integrated appliances and Silestone worktops. The essence of a home away from home is evident; Kittiwake has been designed to offer easy and convenient living, with plenty of storage cupboards in the kitchen and a hidden utility area. The open plan kitchen, dining and living area is inviting and a great space for entertaining with doors leading into the garden. The lounge is well suited for a cosy winter retreat with Contura log burning stove. The principle bedroom features an en-suite shower room benefiting from Roca bathroom fittings and Porcelanosa tiling. Bedrooms two and three are generously sized, light and airy, served by a spacious family bathroom. Outside you can enjoy a spacious, peaceful and private garden which is mainly laid to lawn with stunning views over the countryside towards Salcombe. A spacious stone patio offers the perfect opportunity for al fresco dining and basking in the sun. At the rear of the garden is a useful storage shed. There is parking for 3 vehicles to the front of the property.

This house has incredible holiday letting potential. Please note this property can only be used as a holiday home and is therefore exempt from increased council tax.



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Kittiwake, Old Cotmore Farm, Kingsbridge, TQ7 2LR

Approximate Gross Internal Floor Area = 107.1 sq m / 1154 sq ft

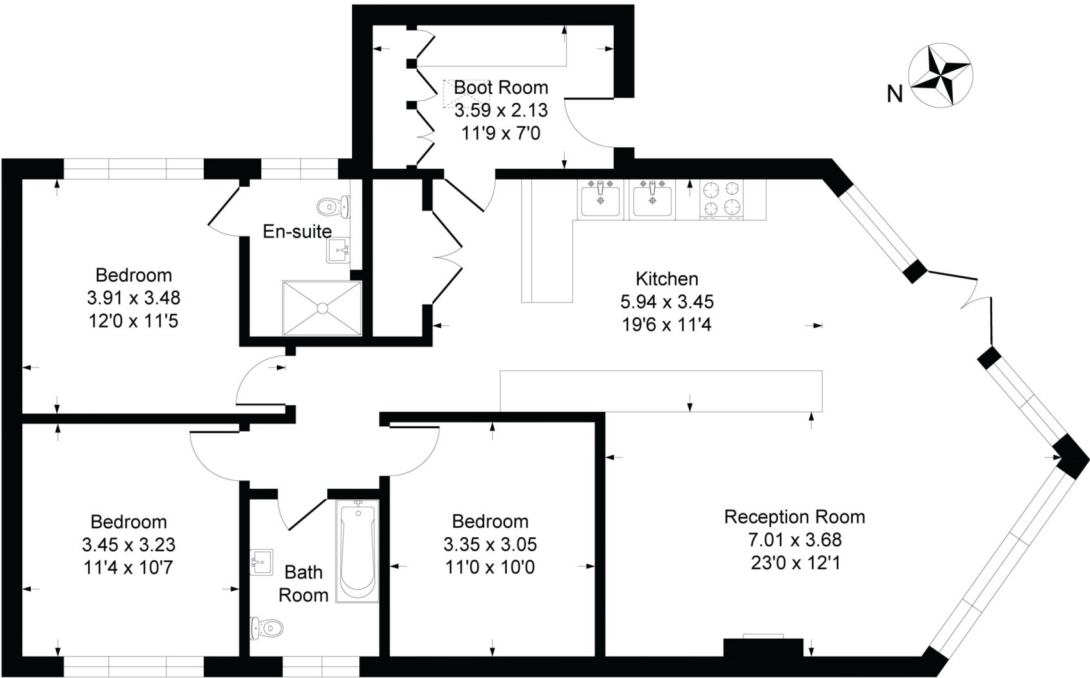


Illustration for identification purposes only, measurements are approximate, not to scale.



**SERVICES**

Mains electricity & Water. Sewage Treatment Plant. Underfloor heating.

**COUNCIL TAX**

The property is in Council Tax Band C

**TENURE**

Leasehold, share of freehold. 999 years from 2016. Each leaseholder holds a 25% share of the Freehold and management company.

**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 845090

**DIRECTIONS**

From Kingsbridge, take the A379 through the villages of West and East Charleton, Frogmore, Chillington and continue to Stokenham. At the mini roundabout turn right and follow this up the hill and around the right hand bend signposted Hallsands. Follow this road for approximately half a mile and the turning to the drive will be on the right signed Old Cotmore Farm, follow the drive and Kittiwake will be found on the right hand side

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		