



Luscombe Maye
Since 1873

Brook Cottage, Chillington

Guide Price £450,000

3 1 2



An Utterly Charming Period Cottage in a Prime Village Setting.

This delightful semi-detached cottage is brimming with period charm and boasts high curb appeal, standing proudly in the sought after village of Chillington.

Upon entering through the welcoming porch, with space for coats and shoes, you step into the living room. The large inglenook fireplace with an exposed stone wall houses a large wood-burning stove, creating the perfect setting to unwind and enjoy cosy evenings.

The kitchen and dining area is a true highlight, modernised with thoughtful design while staying true to the character of the home. It features integrated appliances, including an oven, air fryer oven, and warming oven, as well as a pantry/larder space and underfloor heating for added comfort. Exposed timbers, a beautiful bay window, and stylish shutters throughout the ground floor further enhance its charm. Off the kitchen, a practical utility area provides access to the rear garden.

Upstairs, three characterful bedrooms offer a cosy and inviting retreat, complemented by a well-appointed family shower room.

Outside, the enclosed rear garden is a peaceful sun trap, perfect for basking in the sun or entertaining. The property also benefits from driveway parking.

Recently upgraded with solar thermal panels and high heat retention storage heaters, the cottage now boasts an impressive EPC C rating, a rare and valuable feature for a period home.

Brook Cottage (3 bedrooms, £450,000) and Brookside (2 bedrooms, £350,000) are available for sale individually or together, offering a unique 'next door' opportunity—ideal for a home office setup, rental income, or other business venture. This flexible arrangement could also be perfect for multi-generational living, allowing families to stay close while supporting elderly relatives in maintaining an independent lifestyle. The village of Chillington benefits from an excellent Health Centre which further supports this aim.



Brook Cottage, Chillington, TQ7 2JR

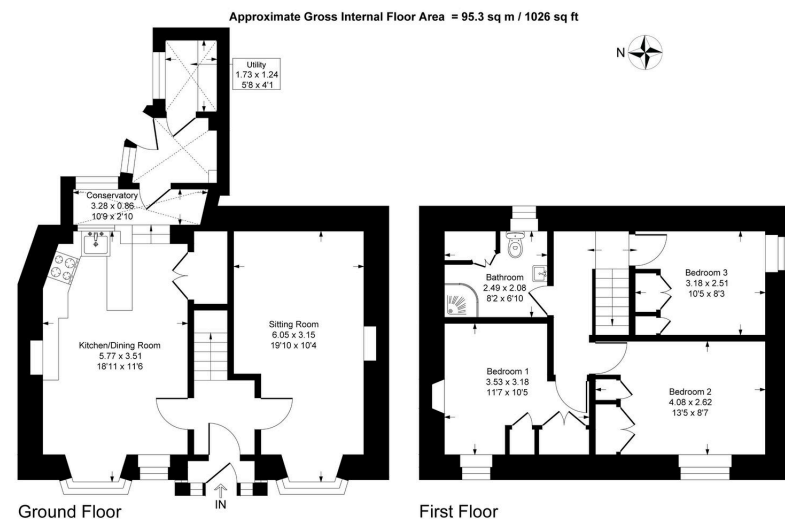
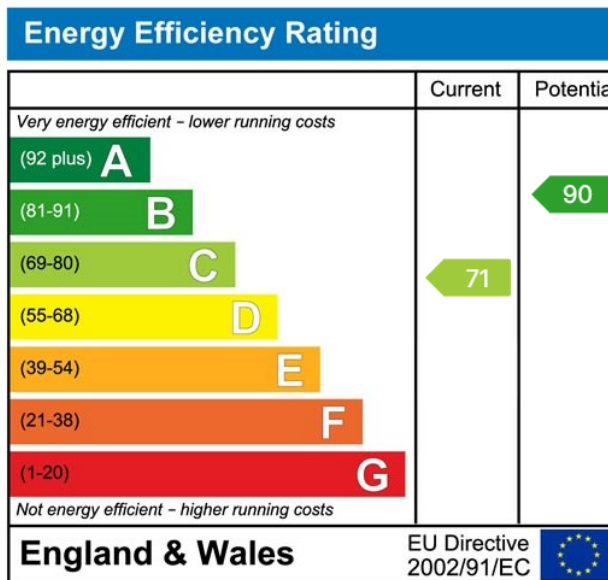


Illustration for identification purposes only, measurements are approximate, not to scale.



Use the QR code for further "Material Information" about this home

- Semi-Detached Cottage
- Three Double Bedrooms
- Cosy Lounge with Large Inglenook
- Stylish Kitchen/Dining Room
- Full of Period Character & Charm
- Utility Area
- Proximity To Amenities
- Central Village Location
- Driveway Parking
- Pretty Enclosed Garden



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