



Luscombe Maye

Since 1873

Kingston, South Devon

Guide Price £525,000

3 1 2



SITUATION & DESCRIPTION

Farriers Cottage is a captivating Grade II listed thatched cottage, embodying charm and located in a sought-after village near the beach. The original front door leads into a hallway, showcasing stunning stone steps to the first floor. The cottage brims with utterly charming features, including an inglenook fireplace and exposed beams in the cosy living room, exposed beams and a wood burner in the dining room along with delightful window seats and sills. The accommodation is spacious, offering two reception rooms, a kitchen/breakfast room and a cloakroom on the ground floor. The first floor offers two sizable double bedrooms, a smaller bedroom and a family bathroom.

The garden at Farriers Cottage is truly enchanting, featuring various areas for enjoyment, a vegetable patch and a practical stone-built outbuilding with power and lighting. Granite troughs, a water feature, and a beautiful flagstone path just add more to the thatched cottages delightful character. In addition there is a useful single garage.

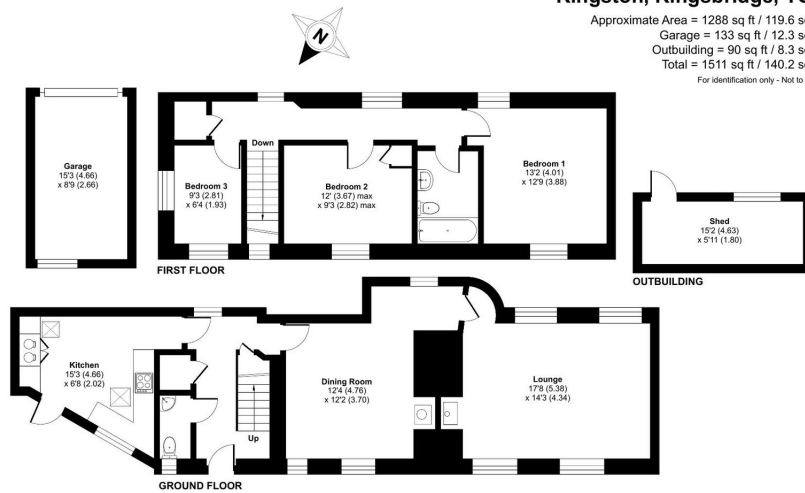
Kingston is a sought after village in the South Hams area of South Devon and Cobblestones occupies a superb location within walking distance to both Wyscombe and Wonwell Beaches. The nearest town of Modbury is about 3 miles away, the larger town of Kingsbridge, offering a greater and wider range of recreation and commercial facilities is about 8 miles distant and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 10 miles to the north. Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty'. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, baker, grocers, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile library. Nearby is the magnificent South Hams coastline, offering fine cliff top and coastal walks, beaches and coves, with sailing at Salcombe.



Kingston, Kingsbridge, TQ7

Approximate Area = 1288 sq ft / 119.6 sq m
Garage = 133 sq ft / 12.3 sq m
Outbuilding = 90 sq ft / 8.3 sq m
Total = 1511 sq ft / 140.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1321083



- Grade II listed thatched cottage full of character
- Original front door and stunning stone staircase
- Dining room with wood burner and charming window seats
- Three bedrooms and a family bathroom upstairs
- Vegetable patch, granite troughs, and water feature
- Located in a sought-after village near the beach
- Cosy living room with open fireplace and exposed beams
- Spacious kitchen/breakfast room and ground floor cloakroom
- Enchanting garden with multiple seating areas
- Stone-built shed and single garage

