



Luscombe Maye

Since 1873

Wheel Row, Kingston

Guide Price £800,000

5 4 3



Wheel Row is very versatile and can be occupied as two separate cottages, used as a single dwelling with attached annex/holiday let or has the potential to create a substantial single dwelling. The property lies within walking distance of Wonwell Beach, The Dolphin pub and within a short drive of the amenities at St Anns Chapel and Modbury.

Rose Cottage is the larger of the two cottages and comprises entrance porch, modern kitchen with range of appliances, sitting room with dual aspect windows and log burner, separate dining room and utility area with door to the rear garden. The first floor is accessed via two separate stairs cases and offers three double bedrooms, a bathroom and shower room. Outside, Rose Cottage has a large garden with mature shrubs and flowers, lawn area and patio, to the rear is a gravelled seating area to enjoy the morning sun.

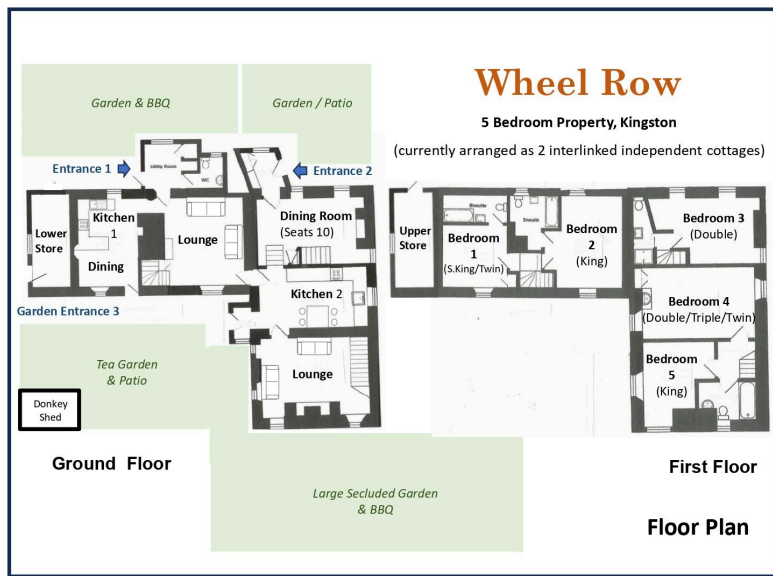
Clematis Cottage is very characterful with a lovely entrance porch leading through to the open plan kitchen/dining room with dual aspect and a beautiful kitchen. The spacious sitting room is a wonderful space with log burner and shelving, a door leads to the rear utility area/boot room with storage cupboard and cloakroom. The first floor has two spacious double bedrooms, both with modern ensembles and enjoying an abundance of natural light and countryside views. To the front, Clematis enjoys a large patio area sheltered and private with a range of mature shrubs and the Grade II Listed donkey shed. To the rear is a raised lawn garden and access to the parking area.

The two cottages have a connecting passageway and doors allowing the property to be used as one cottage or the possibility to create a single dwelling

Wheel Row benefits from driveway parking for 2/3 cars, a Grade II Listed donkey shed and two storage rooms accessed externally.

Currently used as successful holiday lets and long term-let, figures are available on request from the agent.





- Two beautiful character cottages
- Potential to create one substantial dwelling
- Fantastic letting income potential
- Walking distance to Wonwell Beach
- Currently run as successful holiday lets
- Sought-after village location
- Front and rear gardens
- Driveway parking for 2-3 cars
- Character features throughout
- Immaculately presented throughout

