



## **Poach Meadow Cottage, Nethecombe, Nr Holbeton** Guide Price £499,950

**▶** 3 **▶** 2 **№** 2









Situated in a quiet rural hamlet, with virtually no passing traffic, this cottage enjoys views over the surrounding fields. The beautiful undeveloped beaches at Mothecombe and the Erme estuary are within a one mile walk of the property.

This charming Grade II Listed detached cottage has a wealth of character including exposed beams, woodburner and plank doors. Downstairs there are 2 reception rooms, a well appointed kitchen breakfast room, with Italian marble worktops, utility room and downstairs WC.

Upstairs there are 3 double bedrooms and 2 bathrooms including the primary ensuite.

The former Piggery provides a useful storage facility and there is parking for several cars on the drive.

There is a sheltered, cottage garden with patio to the front of the cottage. Whilst the private rear garden is bordered by a babbling stream and looks across the neighbouring fields.

**FURTHER INFORMATION** Verified Material Information. To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (https:// moverly.com/sale/PcUA1Ltd7qaqi1RduaPNyG/view) . Alternatively, you can contact our team for this information.

## Tenure: Freehold

Property construction: Thatched Roof

Electricity supply: Mains electricity Water supply: Mains water supply Sewerage: Septic tank Heating: Central heating Heating features: Wood burner

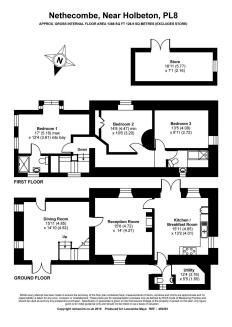
Broadband: ADSL copper wire Mobile coverage: O2 - OK, Vodafone -Good, Three - Good, EE - Good

Restrictions - Listed Building: Grade II listed

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you.







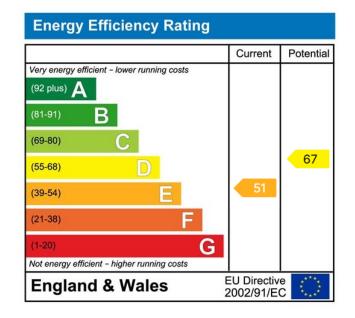




Use the QR code for further "Material Information" about this home

- Idyllic, detached cottage
- Walking distance to Mothecombe Estuary
- Driveway and out-building
- Log burner
- 2 Reception rooms

- Peaceful location
- Delightful, level gardens
- Council Tax Band E
- Primary En suite and 2 additional double bedrooms
- No onward chain





Newton Ferrers: Newton Hill, Newton Ferrers PL8 1AA 01752 872417 newtonferrers@luscombemaye.com www.luscombemaye.com

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.