



Luscombe Maye
Since 1873

Poach Meadow Cottage, Nethecombe, Nr Holbeton

Guide Price £499,950

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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

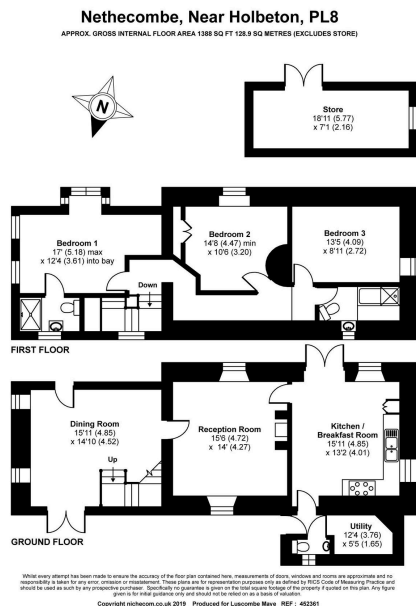
Broadband: ADSL copper wire Mobile coverage: O2 - OK, Vodafone - Good, Three - Good, EE - Good

Restrictions - Listed Building: Grade II listed

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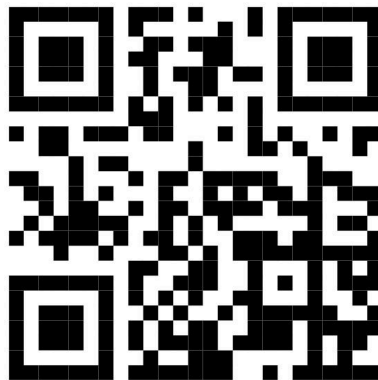
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you.



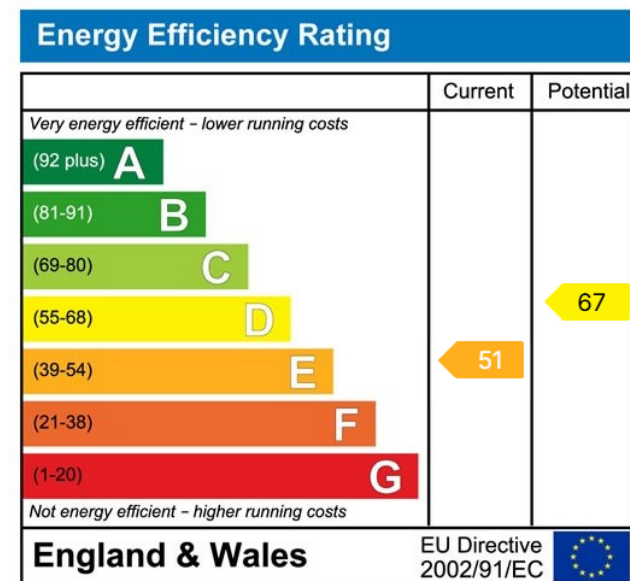


- Idyllic, detached cottage
- Peaceful location
- Walking distance to Mothecombe Estuary
- Delightful, level gardens
- Driveway and out-building
- Council Tax Band E
- Log burner
- Primary En suite and 2 additional double bedrooms
- 2 Reception rooms
- No onward chain

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



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