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ARCHERS COTTAGE

CHURCHSTOW



TQ7 3QN



2 BUTT PARK TERRACE

GROUND FLOOR

Living/Dining Room | Kitchen | Bathroom

FIRST FLOOR

Bedroom 1 | Bedroom 2

EXTERNAL

Courtyard Rear Garden



“A charming cottage with the potential to be tailored into your dream home”...

Archers Cottage is accessed via a front gate, opening into an enclosed front courtyard. The front door leads into a well-proportioned open-plan living and dining area, featuring exposed wooden beams and a character fireplace as focal points.

- Characterful cottage with fireplace and exposed beams
- Newly fitted kitchen and bathroom
- Rear low maintenance courtyard
- Close proximity to village shop and pub
- Parking available near to the property

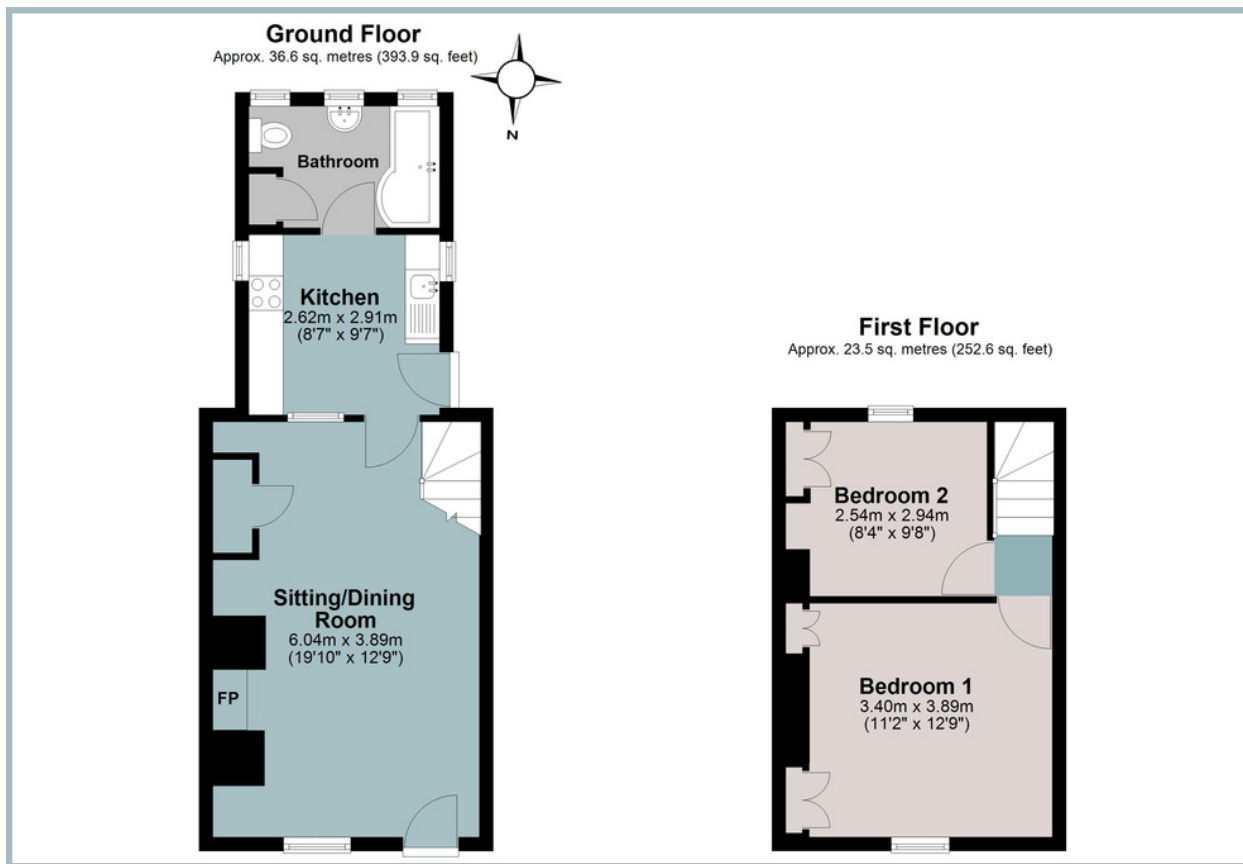
Adjacent to the living area is a newly fitted kitchen, offering a clean and modern finish. A recently renovated bathroom completes the ground floor. From the kitchen, a door provides access to a shared pathway leading to the rear courtyard, which has been updated with new fencing. Upstairs, the cottage offers two bedrooms, both benefiting from built-in storage and double glazed sash window in Bedroom 1.

Archers Cottage presents a solid foundation with key improvements already completed, while also offering scope for further personalisation to suit individual tastes.

The property is conveniently located just a short walk from the village shop as well as the well-regarded Church House Inn. It also benefits from proximity to a bus stop on the Plymouth–Dartmouth route.



TOTAL APPROXIMATE AREA: 60.1 SQ M 646.6 SQ FT



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Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Night storage heaters.

EPC: Current E (43) Potential C (73)

Viewings: Very strictly by appointment only

Location: The village of Churchstow provides day to day amenities including a church, a village shop together with an excellent local Inn. Two miles to the East lies the market town of Kingsbridge which in turn provides a comprehensive range of educational, recreational and shopping facilities. The property is ideally placed for the beautiful sandy beaches of Bantham and Thurlestone just two miles to the Southwest. There is a regular bus service from Plymouth to Dartmouth that runs through Churchstow and on to Kingsbridge. 5 miles to the south lies the much sought after town of Salcombe which again provides a number of shops, restaurants, cafes and inns together with numerous water activities. There are also a number of beaches as well as mooring pontoons at Batson and Shadycombe.

Directions: From Kingsbridge take the A379 road towards Modbury, follow this road into the village of Churchstow. When entering Churchstow continue past the industrial estate and the property is just after the pub.
What three words: ///crumples.adopting.paves

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles