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CHERRY TREE

FORD • TQ7 2LN



# CHERRY TREE COTTAGE

## GROUND FLOOR

Entrance Hallway | Bedroom 3 | Sitting Room | Kitchen/Dining  
Room | Utility | Shower Room

## FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2

## EXTERNAL

2 Garages With Parking | Landscape Garden



## “A charming 3 bedroom cottage with garage and peaceful garden”...

Tucked away in a peaceful setting, Cherry Tree Cottage is a character-filled home that is full of cottage charm.

- Situated in a peaceful hamlet
- Newly fitted kitchen
- Double garage for parking/storage
- Spacious lawned garden
- Short drive into nearby places like Frogmore and Kingsbridge

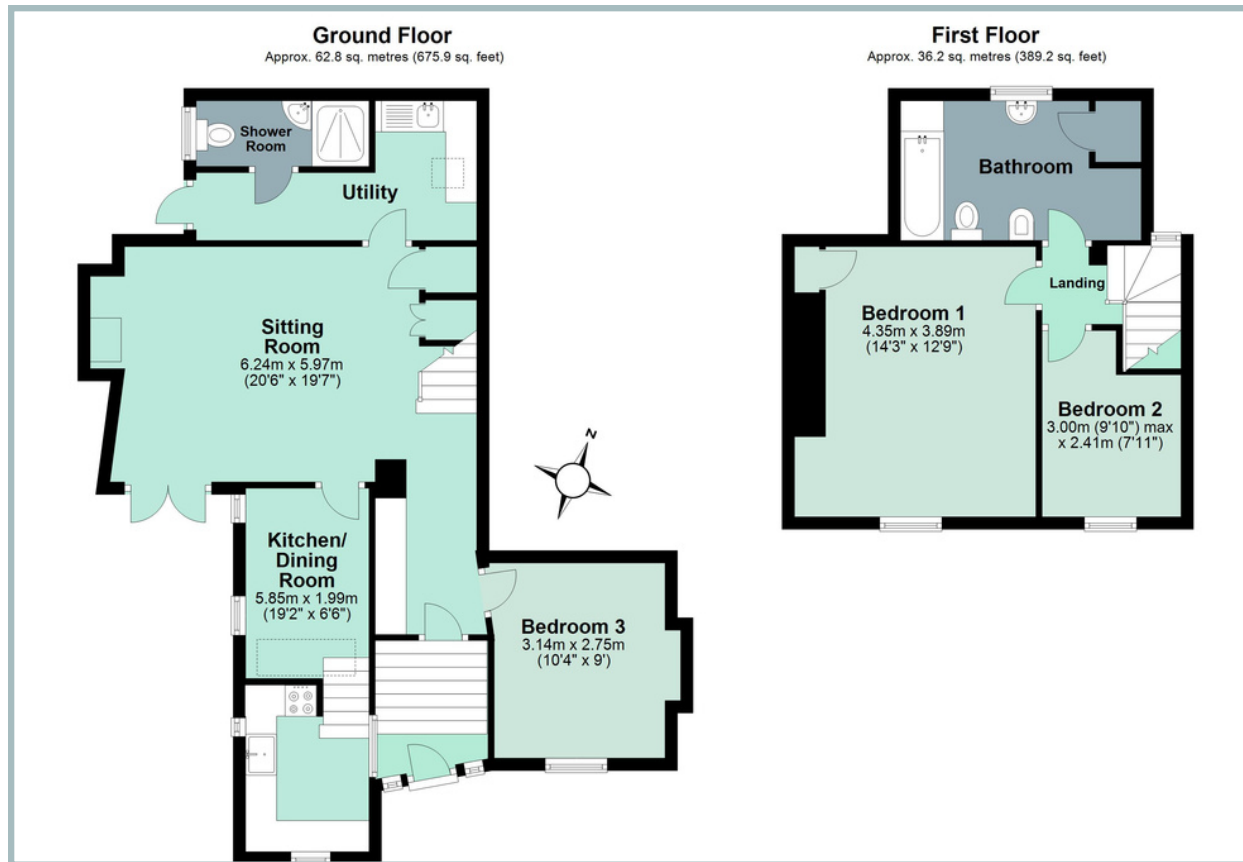
The inviting open porch with slate flooring leads into a cottage rich in features, including exposed beams and stonework. The cosy living room boasts a traditional log burner and French doors to a low-maintenance courtyard. The recently fitted shaker-style kitchen forms the heart of the open-plan kitchen/dining area, spread across two levels. A versatile extra room offers space for dining, work, or a third bedroom, while a utility room with shower/WC adds convenience. From here, steps lead to the generous rear lawned garden, perfect for relaxation and leisure.

Upstairs are two bright and spacious bedrooms, with the master enjoying a built-in cupboard and window seat. The bathroom includes a bath, bidet, and WC, with a picturesque garden view.

The extensive lawned garden provides plenty of space for gardening or play, while two nearby garages offer secure parking and storage. The vendor has also carried out key improvements, including a new kitchen and damp proofing, ensuring the home is ready to enjoy.



TOTAL APPROXIMATE AREA: 99 SQ M 1065.1 SQ FT



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Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Private Drainage.  
Electric Storage Heaters

EPC: Current E (45) Potential B (86)

Viewings: Very strictly by appointment only

Location: Nestled amidst tranquil Hamlet of Ford, Cherry Tree Cottage offers convenient access to local beaches, towns such as Kingsbridge and Dartmouth, and villages like Stokenham and Chillington, each boasting additional amenities. A leisurely stroll takes you to the acclaimed South Pool village, home to the renowned Millbrook Inn, where you can savour local delicacies. Moreover, the property sits close to the captivating South West Coastal Path, allowing nature enthusiasts to traverse its scenic routes with ease, immersing themselves in breathtaking vistas of the coastline. Indulge your water enthusiasm with perfect access from South Pool creek for paddle boarding or sailing down to Salcombe, while adventurers can explore the natural beauty of Charleton Marsh and Frogmore Creek, both just a short drive away.

Directions: From Kingsbridge take the A379 towards Dartmouth. When you enter Frogmore turn right over the bridge and follow this road for approx. 1 mile and turn left. This will take you into the hamlet of Ford. The property will be on your left.

What three words:///feast.kindness.playroom

Kingsbridge 5.3 miles - Totnes 15.5 miles (Railway link to London Paddington) - Dartmouth 13 miles