



## Rock Cottage, Coffinswell

£675,000 Freehold

Thatched Cottage • Separate Studio/Guesthouse • Oil-fired heating • Two Bathrooms • Two Reception Rooms • Two Gardens with Countryside Views • Double Garage • Village Location • Cottage Style Kitchen • Utility Room

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Nestled in the picturesque village of Coffinswell, this enchanting Grade II listed, three-bedroom detached thatched cottage, believed to date back to the 1700s, beautifully blends historic charm with modern comfort. Steeped in character, this home offers a rare opportunity to own a piece of local history, set within a serene countryside location.

Upon entering, you are greeted by a warm and inviting lounge, featuring an open fire and dual aspect windows that flood the space with natural light. The adjacent dining room continues the theme of spaciousness and light, with dual aspect windows and a wood burner that adds a cozy, rustic charm—perfect for intimate dinners or family gatherings.

The cottage-style kitchen has been thoughtfully designed to complement the property's character, offering a Belfast sink, integrated fridge/freezer, and space for a dishwasher. It also features a rear porch that leads to the expansive rear garden, providing an ideal spot for enjoying the outdoors or for additional storage space.

Upstairs, the home boasts two generously sized double bedrooms, both with dual aspect windows that offer an abundance of light and beautiful views over the countryside. There is also a good-sized single bedroom, ideal for guests, a home office, or a child's room.

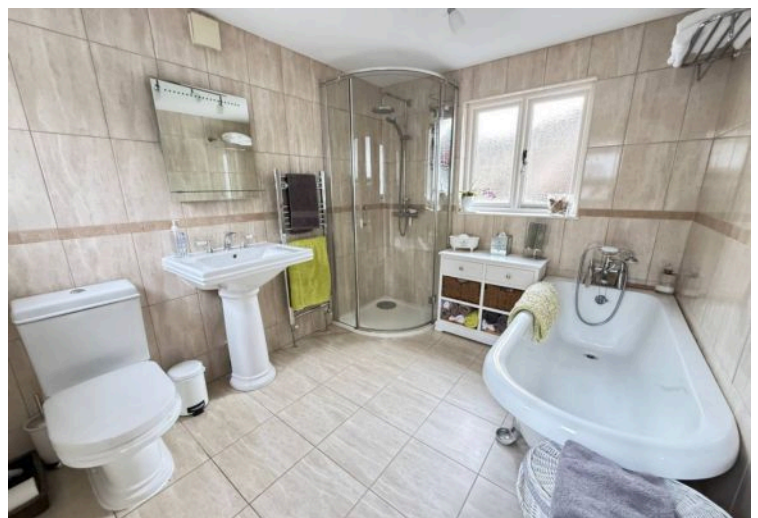
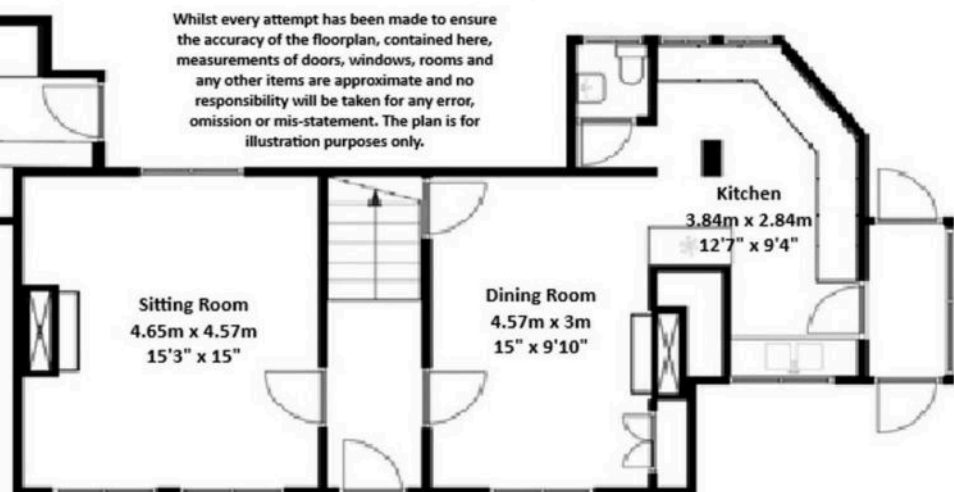
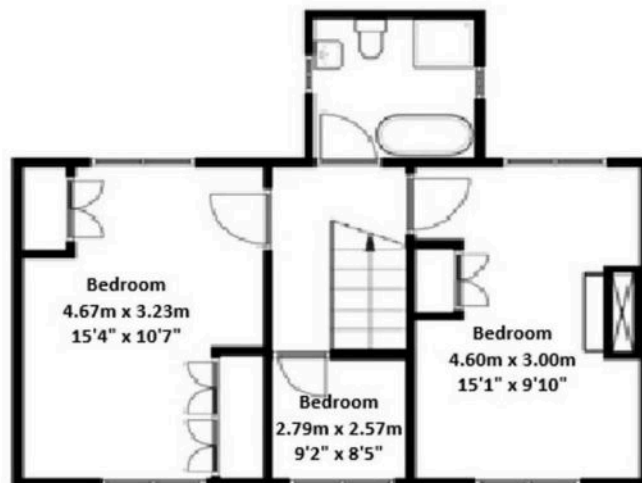
The large, luxurious bathroom continues the home's period charm, with a stunning rolltop bath, a wash hand basin, and a low-level WC. A separate shower cubicle provides extra convenience, offering the best of both worlds for relaxation and practicality.

The property also offers excellent storage and utility space. A double garage with an electric door provides secure parking and additional space, while a connecting utility room offers plumbing and space for both a washing machine and tumble dryer. The utility room also benefits from a back door leading into the rear garden, making it perfect for outdoor chores or as a mudroom for the whole family.

Above the garage, a separate studio/guest house provides the perfect private retreat for guests or as a versatile space for a home office, art studio, or workshop. This area includes an en-suite wet room, complete with a large shower, low-level WC, and wash hand basin, offering both comfort and privacy for its occupants.

Set against a backdrop of rolling countryside and charming village life, this beautifully restored thatched cottage offers a unique opportunity to live in a property full of character and history, yet with all the modern amenities for a comfortable and convenient lifestyle.







## MEASUREMENTS

Lounge - 15'3 × 15'0 (4.65m x 4.57m)

Dining Room - 15'0 × 9'10 (4.57m x 3.0m)

Kitchen - 12'7 × 9'4 (3.84m x 2.84m)

Bedroom - 15'4 × 10'7 (4.67m x 3.23m)

Bedroom - 15'1 × 9'10 (4.60m x 3.00m)

Bedroom - 9'2 × 8'5 (2.79m x 2.57m)

Guestroom/Studio - 18'00 × 16'10 (5.49m x 5.13m)

Double Garage - 17'10 × 16'11 (5.44m x 5.16m)



## IMPORTANT INFORMATION

Broadband Speed -

EPC Rating N/A

Teignbridge Council Tax Band F  
(£3374.15 Per Year)

Mains Electric and Water  
Supplied, Cesspit Sewerage

The Property is Freehold.

