



Cockington, TQ2 6XA

Offers In Region Of £750,000

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Gargan & Hart
Estate Agents

Cockington, TQ2 6XA

Located in the heart of the picturesque and internationally renowned Cockington Village is this immaculately presented Grade II Listed Cottage. With many of the cottages dating back to the 16th century, Cockington oozes history and rural charm with hundreds of acres of gorgeous trails, Cockington Court and a charming country pub. A short drive from Cockington Village takes you to Torquay town centre, seafront and promenade.

This marvellous property combines cottage charm together with modern living. Comprising a spacious lounge, modern fitted kitchen with under floor heating, feature aga, further built in appliances and a separate dining room. To the first floor there are three double bedrooms and modern shower room.

Outside there are beautifully maintained enclosed gardens to the front, and to the rear you have an attractive courtyard accessed via wrought iron gates opening up to a block paved driveway allowing off road parking. With a timber framed summer house and lean to lock store. Attached to the property are two impressive barns, the first one opening to double height, this intern leads to the second barn which on the ground floor has access to a cloakroom with WC and basin, there are stairs leading up to a second floor area. These would make ideal workshops or a place to work from home. There is also an opportunity to convert these into residential properties. This is of course subject to planning.





STAR POINTS

- Beautiful Cottage
- Grade 2 Listed
- Separate Barns with Potential
- Beautiful Village Location
- Off Road Parking
- 3 Double Bedrooms
- Modern Shower Room
- Fitted Kitchen with Underfloor Heating
- Close to Sea Front & Lovely Walks
- Move In Condition



ADDITIONAL INFORMATION

Tenure – Leasehold (964 years remaining)
Council Tax Band - E
Local Authority – Torbay Council
Grade 2 Listed Building

DIRECTIONS

What 3 Words: shuttling.donates.boggles
Sat-Nav: TQ2 6XA

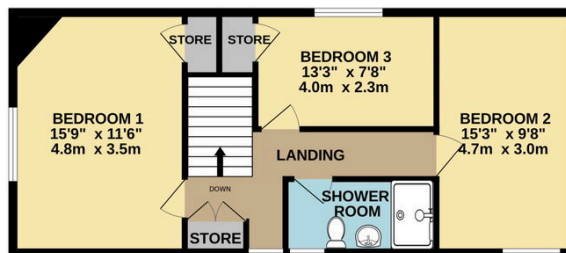
CONSIDERATIONS

Things to consider about this property:

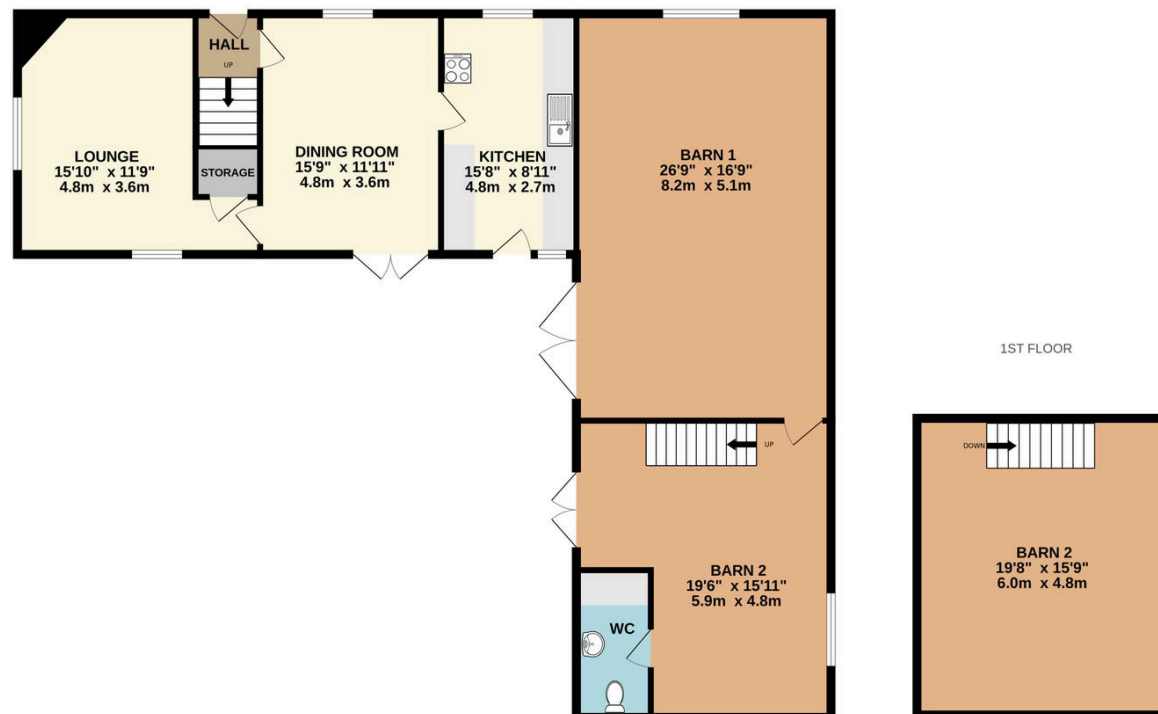
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom Mobile-Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- There is NOT a water meter at the property.
- In a conservation area.
- In a flood area with flood defences in place.
- To convert the barns, building & planning regulations will be needed.
- Current owners are in the process to purchase the Freehold.



1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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