



Seaglass Cottage, 21 Hall Lane, Holcombe

£225,000 Freehold

Grade II Listed End Terrace Cottage • Lots of Period Charm & Character • 'Chocolate Box' Village Location • Cosy Living Room with Fireplace & Electric Stove • Shower Room • Double Bedroom with Exposed Beams • Pretty & Secluded Outdoor Seating Area • Currently a Lucrative All Year Round Holiday Let

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A charming Grade II listed end terraced thatched 'chocolate box' cottage which is one of three "Lobster Cottages" created from what was once the Lobster Inn, in the picturesque village of Holcombe. It is currently run as a successful holiday let with year round business and many repeat guests. It can be sold vacant or as a going concern.

Stepping into the kitchen, with terracotta tiled flooring, there is a range of wall and base units incorporating drawer space with worktop and tiled splash backs. A window overlooks the side and the pretty and private outdoor seating area with two further windows with a front aspect. There is an integrated dishwasher and integrated electric oven with two ring electric hob above. The room provides space for a fridge freezer and a small inner hallway leads through to the shower room and living room.

The stylish shower room has a shower cubicle with sliding doors and Mira shower, wash hand basin in vanity with storage below and low level dual flush WC. There is an extractor and heated towel rail.

There is a very useful large understairs storage cupboard with light and which houses the hot water cylinder. The living room is a lovely cosy area full of character with continuation of terracotta tiled floor and a lovely open fireplace with wood mantle housing an electric flame effect stove. Two windows overlook the front and a door opens to stairs to the first floor.

Ascending the turning staircase, a window on the landing fills the area with light. A door opens to the good sized double bedroom with lovely exposed beams which overlooks the front of the cottage.

A gate opens to the side entrance to the cottage where there is a pretty, private outdoor seating area laid to loose stone screened by fence and mature planting where the finer weather can be enjoyed. Perfect for al fresco dining.

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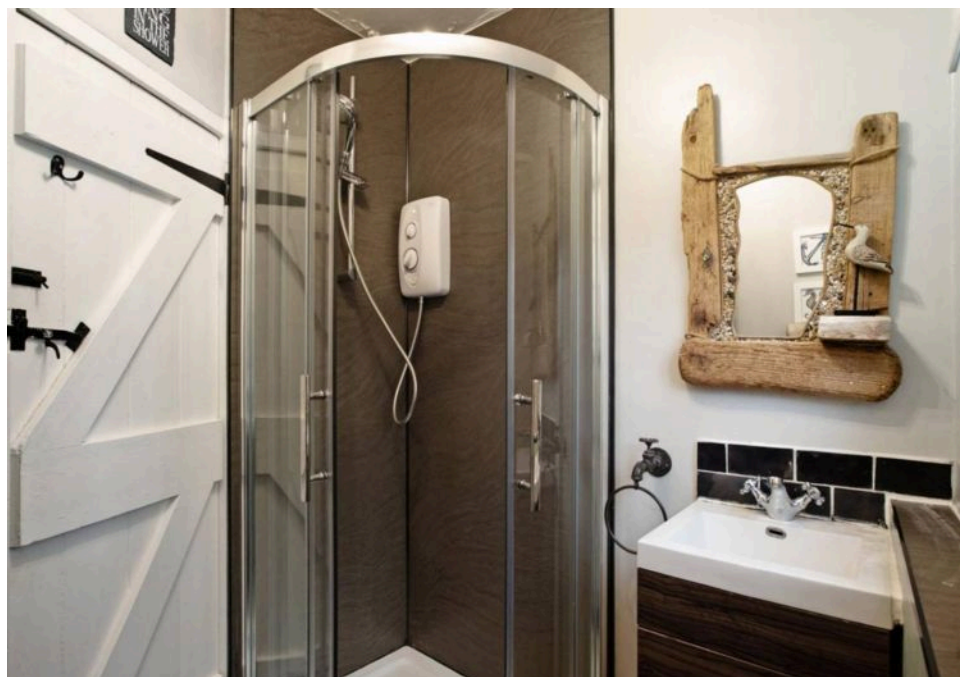
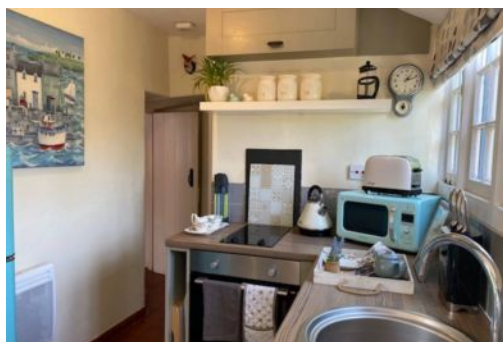


Tenure: Freehold

Council Tax: N/A registered for business use

Mains Services: Water & Electric

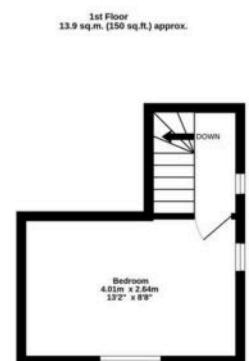
Furniture can be sold as a separate negotiation.



Holcombe is between Teignmouth and Dawlish and this property is on a good bus route to both towns. Smugglers Lane nearby leads down to Smugglers beach with a walk along the sea wall to Teignmouth. There are further coastal paths nearby towards Dawlish. There is a pub and village hall in Holcombe and further countryside views and walks beyond the village.



MEASUREMENTS: Living Room 13' 2" x 8' 4" (4.01m x 2.53m), Kitchen 6' 11" x 9' 10" (2.11m x 3m), Bedroom 13' 2" x 8' 8" (4.02, x 2.63m)



TOTAL FLOOR AREA : 38.1 sq.m. (410 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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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