



Luscombe Maye

Since 1873

Fore Street, HOLBETON, South Devon

Guide Price £435,000

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Discover this delightful period cottage, beautifully presented and ideally located in the heart of Holbeton, offering a perfect blend of character, comfort, and village charm. With three bedrooms, a large attic room, and a captivating private garden, this home is a true gem.

Step inside and be welcomed by beautifully maintained interiors that thoughtfully preserve the property's period features. The cottage offers three versatile reception rooms, providing ample space for relaxation, dining, and entertaining. A well-appointed kitchen and a practical utility room ensure everyday convenience, making this home as functional as it is charming.

The first floor hosts three comfortable bedrooms, each offering a peaceful retreat. A shared family bathroom serves these rooms. Ascend further to find a spacious loft room, offering flexible use as an additional bedroom, home office, or creative studio, adapting easily to your needs.

Outside, the property boasts a beautiful private garden, providing a serene space for outdoor enjoyment, gardening, or al fresco dining. A dedicated workshop/studio offers additional potential, whether for hobbies, storage, or a quiet workspace.

Explore Holbeton Holbeton is a picturesque village nestled between the stunning Erme and Yealm Estuaries. It offers a tranquil rural lifestyle while remaining well-connected, with easy access to Plymouth and the A38 just a 15-minute drive away. The village benefits from a general store/post office, a charming church, a primary school, and two welcoming public houses/restaurants. It is also served by a reliable bus route.

Verified Material Information To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/DvRwpoWk5FAYyn2SbK66i/view>). Alternatively, you can contact our team for this information.

Tenure: Freehold Council tax band: D



Holly Cottage, Fore Street, Holbeton, Devon, PL8 1NA

Approximate Gross Internal Floor Area = 151.9 sq m / 1636 sq ft
 Outbuilding Area = 11.4 sq m / 123 sq ft
 Total Area = 163.3 sq m / 1759 sq ft

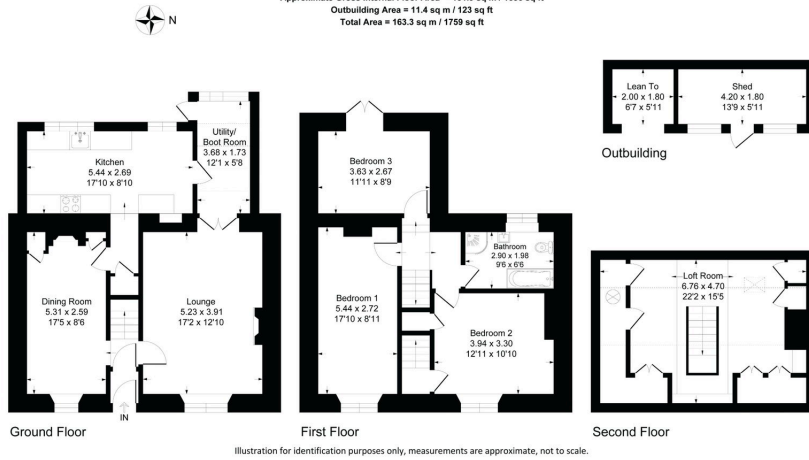


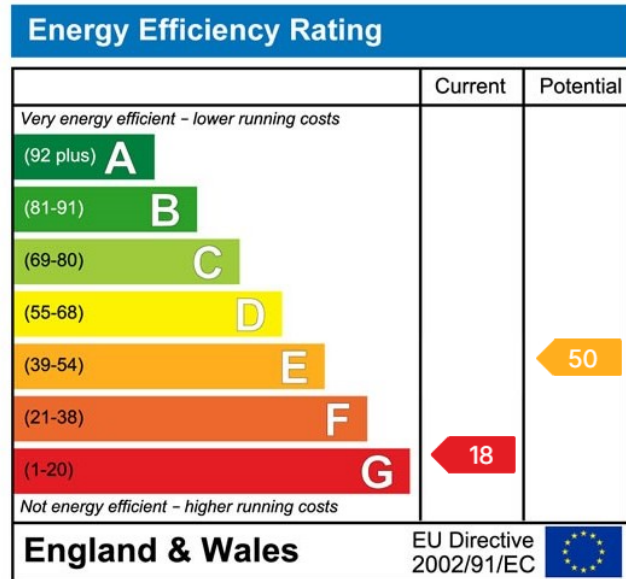
Illustration for identification purposes only, measurements are approximate, not to scale.

- Kitchen and Utility Room
- Dining Room
- Sitting Room
- Three Bedrooms
- Loft Room
- Workshop/Studio
- Beautiful Private Garden
- Central Village Location

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Use the QR code for further "Material Information" about this home



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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