

ARCH COTTAGE

HOBETON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Arch Cottage | Holbeton | Plymouth | Devon | PL8 1LS

Arch Cottage is a charming semi-detached period home, sympathetically restored and thoughtfully enhanced by the current owners to an exceptional standard. Rich in character and beautifully balanced with refined contemporary styling, the property offers elegant and versatile accommodation in one of South Devon's most sought-after village settings.

Original features have been carefully preserved throughout, including exposed stonework, flagstone flooring, timber detailing and the magnificent original archway from which the cottage takes its name. A charming cobbled courtyard creates an immediate sense of arrival and leads through to the enchanting rear gardens beyond.

Internally, the accommodation flows beautifully and has been designed to provide both warmth and practicality for modern living. The reception spaces are particularly inviting, combining period charm with understated sophistication, whilst the kitchen and bathroom have been finished in a timeless contemporary style. Three generous bedrooms are arranged across the upper floors, all enjoying an abundance of natural light and delightful outlooks over the surrounding village and gardens.

To the rear of the property, a superb self-contained annex provides excellent ancillary accommodation. Beautifully presented and highly versatile, it comprises a living space together with a separate shower room/WC, making it ideal for visiting guests, multi-generational living, home working or potential boutique holiday accommodation.

Outside, the attractive walled gardens offer a peaceful and private retreat, thoughtfully arranged to create a series of secluded seating and entertaining areas. A charming summer house provides an additional space for relaxing, working, or enjoying the garden throughout the seasons. The cobbled courtyard and mature planting enhance the cottage's timeless appeal, while a useful covered car port with full-height timber gates provides additional storage.

Holbeton is widely regarded as one of South Devon's most desirable villages, situated within the South Devon Area of Outstanding Natural Beauty and surrounded by rolling countryside and unspoilt coastline. The village enjoys a thriving community atmosphere and offers a highly regarded primary school, village shop and post office, historic parish church, active community hall and the well-loved Mildmay Colours public house.

The nearby village of Yealmpton lies approximately three miles away, whilst Mothecombe Beach, the Erme Estuary and the South West Coast Path are all within easy reach. The vibrant waterfront city of Plymouth, approximately ten miles distant, provides extensive shopping, leisure and cultural amenities together with excellent schooling and mainline rail connections to London Paddington.

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

4 Broad Street, Modbury, PL21 0PS



Property Details

Services: Mains water, electricity and drainage. Oil-fired central heating.
EPC Rating: Current: E - 48, Potential: B - 81, Rating: E
Council Tax: Band E
Tenure: Freehold
Authority: South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From Plymouth, proceed eastbound on the A379 towards Yealmpton. Continue through Yealmpton and follow signs towards Holbeton. Upon entering the village, continue through the centre where the property will be found in a prominent position.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office. Tel: 01548 831163

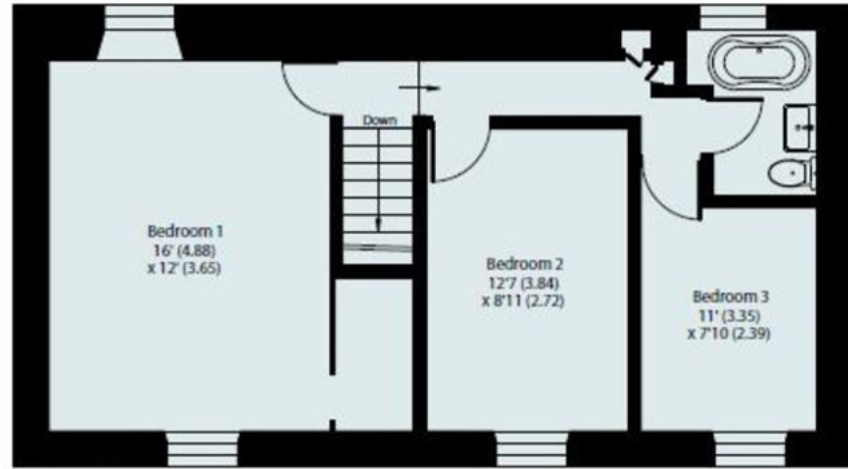
Key Features

- Beautifully restored semi-detached period cottage full of character and charm
- Stylish blend of original features and contemporary finishes throughout
- Three spacious and light-filled bedrooms with attractive village and garden views
- Elegant reception rooms designed for comfortable modern living
- Self-contained annex with open-plan living/kitchen area and shower room
- Private walled gardens with secluded seating and entertaining spaces
- Secure covered car port with full-height timber gates and additional storage
- Sought-after South Devon village location within easy reach of the coast, countryside and Plymouth

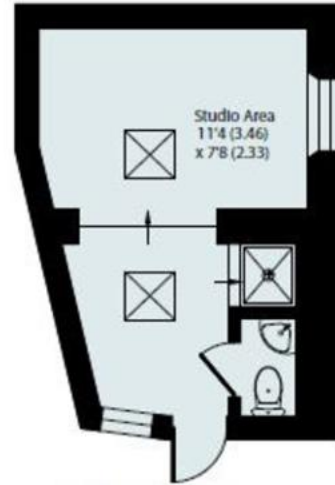


FLOOR PLAN

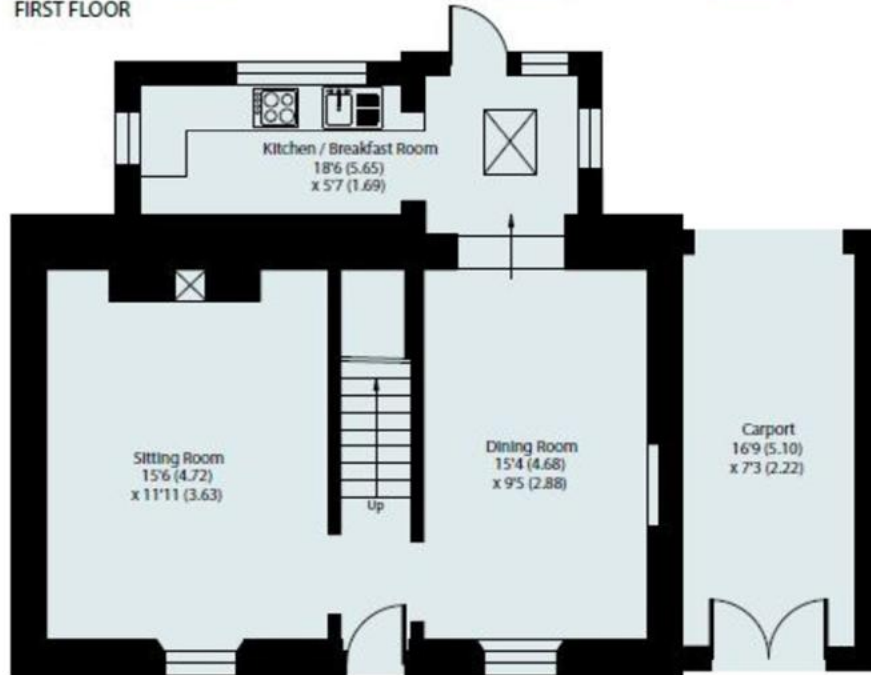
Approximate Area = 1071 sq ft / 99.4 sq m (excludes carport)
 Outbuilding = 479 sq ft / 44.5 sq m
 Total = 1550 sq ft / 143.9 sq m
 For identification only - Not to scale



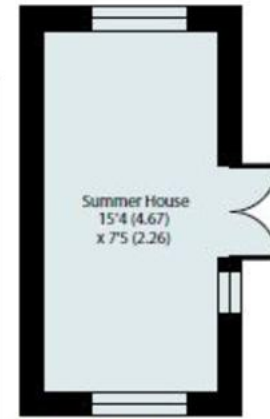
FIRST FLOOR



OUTBUILDING 1



GROUND FLOOR



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nêchocom 2024. Produced for Marchand Petit Ltd. REF: 1467074

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth
01803 839190

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