



Foxhole Cottage, St Anns Chapel

Guide Price £1,150,000

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HARRIET
GEORGE
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Foxhole Cottage

St Anns Chapel, Kingsbridge

- Sympathetically renovated and extended
- Quiet rural location close to the coast
- 4 Double bedrooms and beautifully tiled bathrooms
- Fabulous living room with views down the wooded valley
- Large multi-use ground floor family room
- Self-contained annex
- Excellent storage
- Off road parking for a number of vehicles
- Detached Oak framed garage / car port
- In all about 1.2 acres

Foxhole Cottage sits in a small and sheltered hamlet in the heart of the South Hams countryside with easy access to fine cliff-top and coastal walks and an 18 hole golf course at Bigbury. Surrounded by unspoilt rolling fields and 3 miles from Bigbury-on-Sea, the cottage combines rural tranquillity with the ability to easily access the wonderful sandy beaches on the South Devon coast; Arymer Cove, Wonwell Beach and Bigbury are all within a short drive. The closest village is St Ann's Chapel which has a general store with post office and The Pickwick Inn.

The small and delightful Georgian market town of Modbury is around an 11 minute drive and offers a good range of local shops including a butcher, baker, grocers, chemist, delicatessen and a number of gift shops, cafes and art galleries. Other amenities include a primary school, health centre, dentist, veterinary surgery, two hairdressers, yoga studio and two pubs. The house is close to three local village pubs including the award winning gastropub, The Journeys End Inn, and The Oyster Shack, a superb seafood restaurant.

Council Tax band: F

Tenure: Freehold



Foxhole Cottage is a delightful home that has been renovated and remodelled with great style and flair.

The first floor has a vaulted ceiling which provides character and enhances the feeling of space. The kitchen living room with its abundance of natural light and painted beams is a real feature of the cottage; the space naturally divides into an area to cook and dine and space to sit and relax. There are two generous bedrooms on this level, the main has a beautiful en-suite bathroom with free-standing bath and large walk-in shower, the second has an en-suite shower room. There is access from the hallway to the garden.

On the ground floor is a generous family room with tiled floor and bespoke fitted unit that currently separates the office space from the games area. The utility room leads into a useful boiler / drying room with door to outside. Off the entrance hall is a door to a sitting room, well equipped kitchen breakfast room, two bedrooms and a family bathroom. This space could easily be self-contained with access from the gravel driveway into the kitchen.

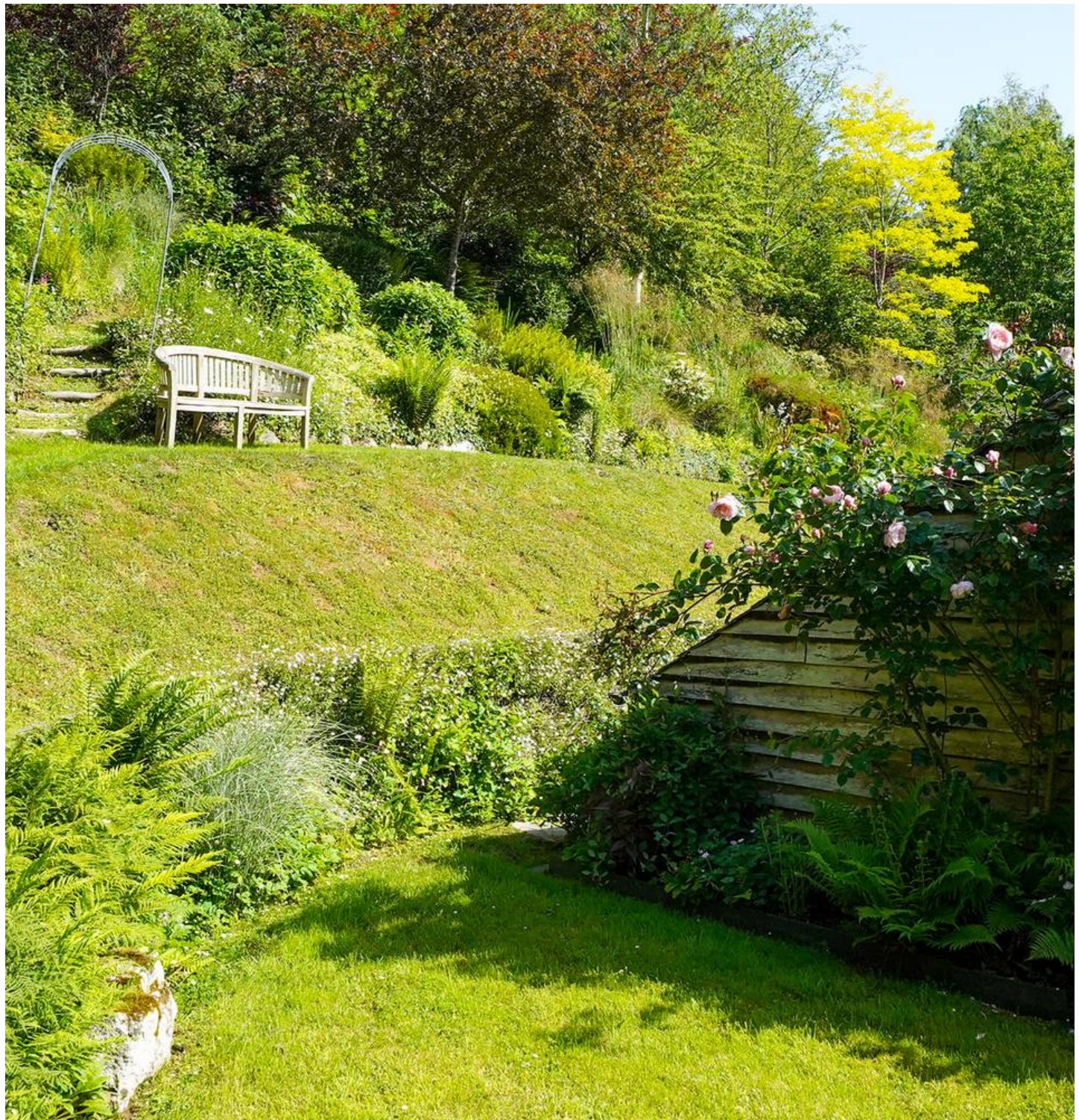
The property stands in around 1.2 acres with paths and steps meandering through the wooded rear garden, much of which has been managed to blend in with the native woodland, encouraging the wildlife to flourish. There are a number of areas to sit and enjoy the tranquil setting. In front of the garage is parking for two cars and from here there is level access to the entrance porch off the kitchen.

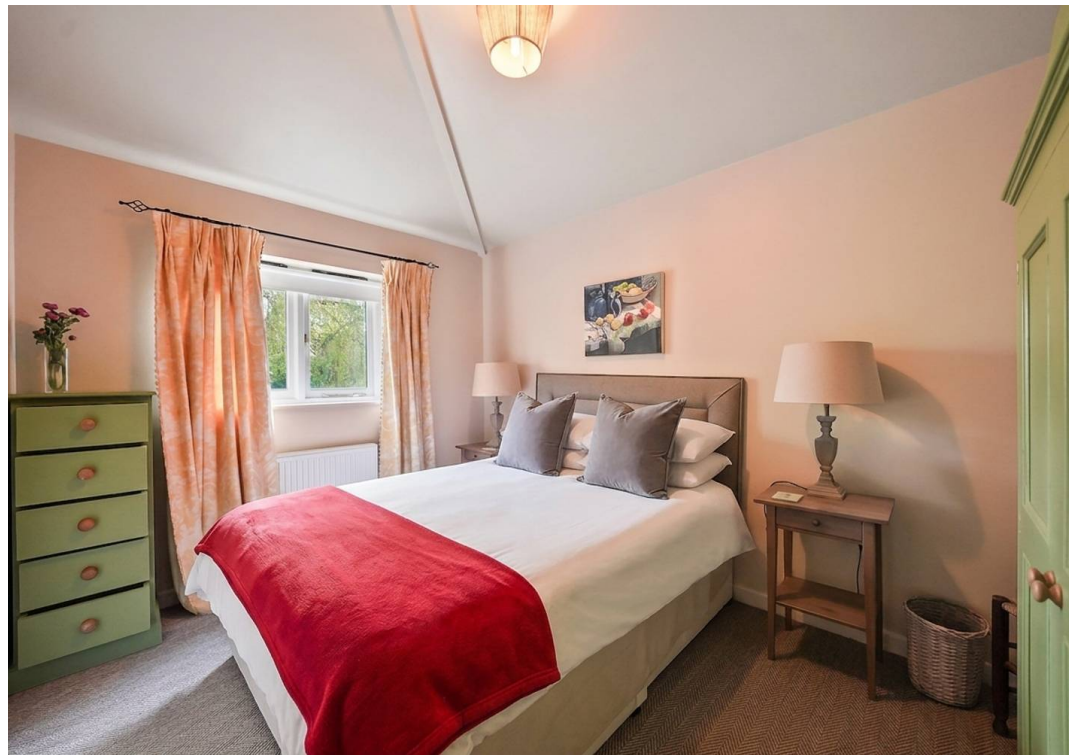
SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

DIRECTIONS

What3Words: [///warthog.confined.detective](https://www.what3words.com/#!/warthog.confined.detective)







Approximate Gross Internal Area = 260 sqm / 2799 sq ft
(Excluding Garage & Carport)

Garage
Approximate Gross Internal Area = 13.7 sqm / 147 sq ft

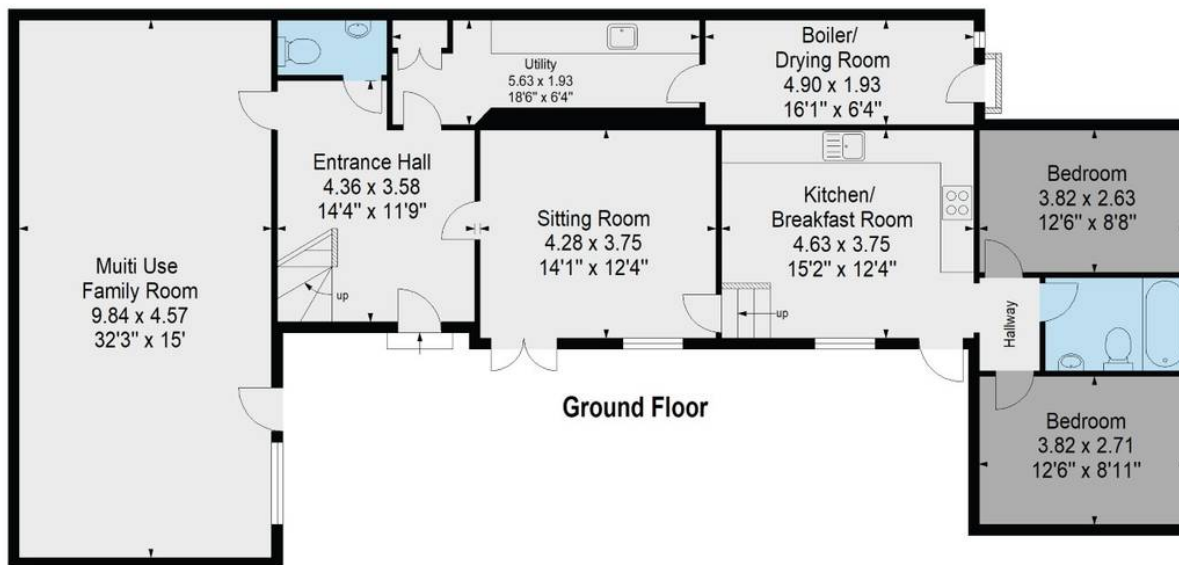
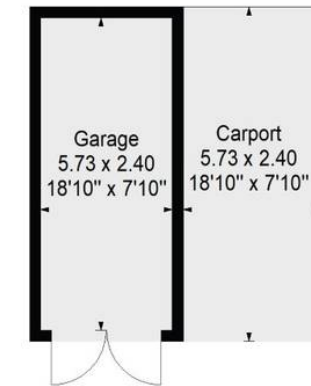


Illustration for identification purposes only,
measurements are approximate, not to scale.

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.