



Lanscombe Farm

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Cockington Village, Torquay, TQ2 6XA

Totnes 10 miles Exeter 23 miles Dartmouth 11 Miles

A Three bedroom thatched cottage in Cockington Village

- Three Double Bedrooms
- Cockington Village
- Character Features
- EPC: C
- Utilities: Mains water, Gas, Electric & Drainage
- Ample Off-Road Parking
- Thatched Cottage
- Large front & rear gardens
- Council Tax Band: D
- Grade II Listed

£495,000

Nestled in the heart of the highly sought after Cockington village, this charming three bedroom semi detached thatched cottage offers a rare opportunity to acquire a quintessential Devon home brimming with character and charm.

Surrounded by the picturesque beauty of one of Torquay's most historic and desirable locations, the property enjoys an idyllic village setting whilst remaining conveniently close to local amenities, countryside walks and the stunning South Devon coastline.

Beautifully presented throughout, the cottage retains a wealth of original features that perfectly complement its traditional charm. Exposed beams, characterful fireplaces and cottage style detailing create a warm and inviting atmosphere, while well proportioned accommodation provides comfortable and versatile living space for modern family life. The three bedrooms are light and spacious, with the property benefiting from an abundance of natural light throughout.

Externally, the home is equally impressive. Generous front and rear gardens provide an ideal setting for outdoor entertaining, family enjoyment or simply relaxing and appreciating the peaceful surroundings. The gardens offer a delightful blend of lawned areas, mature planting and private spaces to enjoy throughout the seasons, enhancing the property's overall appeal.

A particularly notable feature is the extensive off-street parking, with space available for up to five vehicles, a rare advantage within any village setting. The property also benefits from mains utilities and provides an exceptional combination of character, practicality and location. This delightful, thatched cottage is sure to appeal to those seeking a unique village lifestyle in one of Torbay's most desirable addresses.

Owners Insight

After a lot of consideration, we have very reluctantly decided to sell our family home. Our cottage has been in our family for over 70 years. We have such lovely memories. Our children have moved on and now it's our time. We have lovingly looked after our family home, and created a great entertaining area with 2 patio areas and a summer house., hosting many happy events and celebrations for family and friends. We have an area for chickens if you fancy the good life.

Cockington is a lovely, quaint, peaceful village which is loved by many. It's situated close to a Country Park, tea rooms and a village pub. It's approximately a mile from the sea.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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