

LEIGH COTTAGE CHILLINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

LEIGH COTTAGE

Description

Situated in the sought after village of Chillington we bring to the market this charming three storey character property. From the moment you step inside, Leigh Cottage impresses with its warm and welcoming atmosphere. The spacious open-plan sitting and dining room provides the perfect setting for both relaxing and entertaining, enhanced by charming period details including exposed stone work, window seat and a striking feature fireplace inset with a wood burner, set on a slate hearth creating a cosy yet elegant ambience.

The well-appointed kitchen offers practicality and style, with plenty of modern base and wall units with integrated appliances while providing direct access to the delightful rear courtyard garden.

The first floor hosts two bright and generously sized double bedrooms, each enjoying plenty of natural light, and a well-appointed shower room with modern fittings and a fresh contemporary finish.

On the top floor, a charming third bedroom benefits from a built-in storage cupboard and a Velux window, flooding the room with natural light, creating a peaceful space ideal as a guest room or home office. There is also access to eaves storage.

Outside rear is a private patio garden, ideal for al fresco dining, morning coffee, or simply unwinding after a day exploring the stunning South Devon coastline and parking for one vehicle.

Situation

The village of Chillington has its own amenities including a pub, village hall, playing fields with children's play area, community orchard, post office/general store, hair/beauty salon and health centre. There is a primary school in the neighbouring village of Stokenham which is rated outstanding by Ofsted and fine parish churches in Stokenham and Sherford. The village is conveniently placed for easy access to Start Bay, Salcombe and Dart estuaries, renowned for their sailing, and is also close to the beautiful South Devon coastline where there is a marvellous selection of beaches and coves, spectacular rugged cliffs and headlands all linked by the South West Coast path.

Directions

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From our Kingsbridge office, take the A379 out of town heading towards Dartmouth passing through a series of villages. On reaching Chillington proceed on going past the Bear and Blacksmith pub and the village post office/store. The property is located on the left hand side shortly after you pass Chillington House B&B.



PROPERTY DETAILS

Property Address

Leigh Cottage, Chillington, Kingsbridge, Devon TQ7 2JY

Mileages

Kingsbridge 5 miles; Salcombe 10 miles; Dartmouth 11 miles; A38 Devon Expressway 15 miles; Plymouth 25 miles (distances are approximate)
Conveniently located on the A379 bus route.

Services

Mains electricity, water and drainage. Electric radiators. Wood burner.

EPC Rating

Band F. Current: 35, Potential: 88

Council Tax Band

B

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Charming mid-terrace, 3 storey cottage
- Tastefully renovated and presented throughout
- Character features including exposed stonework, window seats and fireplace
- Spacious open-plan sitting and dining area
- Stylish modern kitchen
- Three well-proportioned bedrooms
- Private rear courtyard garden
- Parking for one vehicle
- Walking distance to local shop, pub, pharmacy and medical centre
- Ideal permanent residence, holiday home or investment property

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.

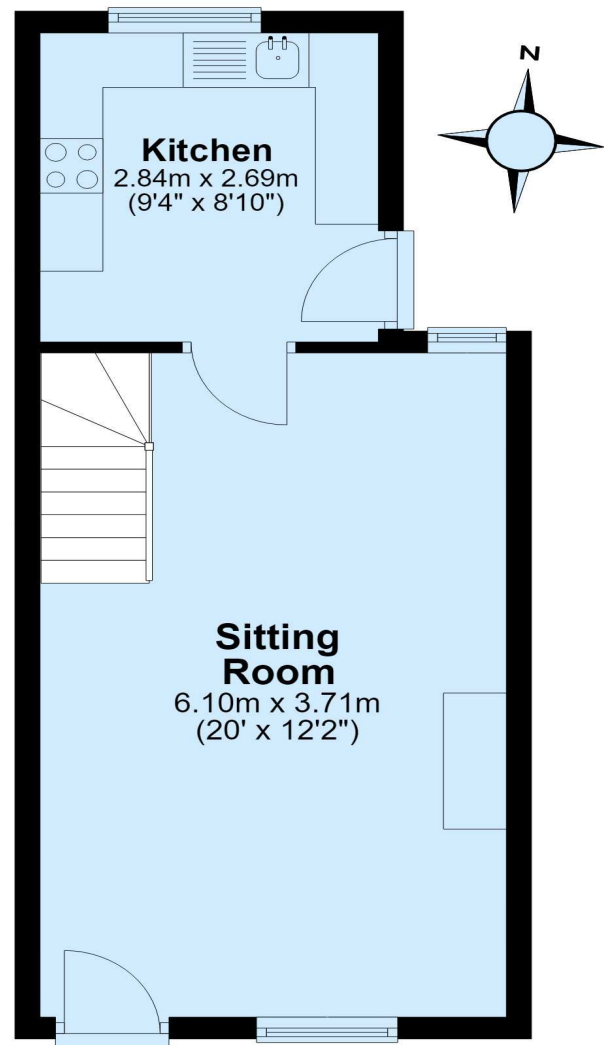
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.

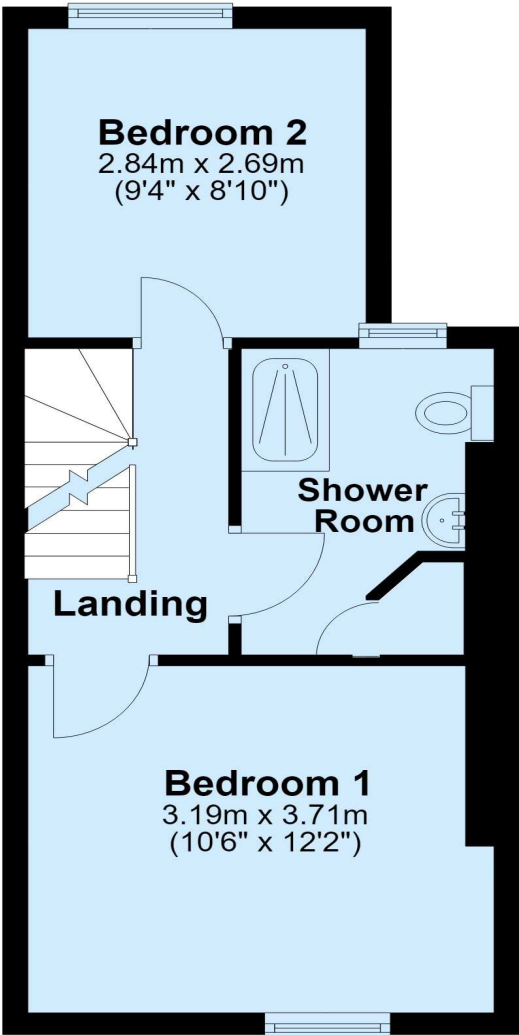


FLOOR PLAN

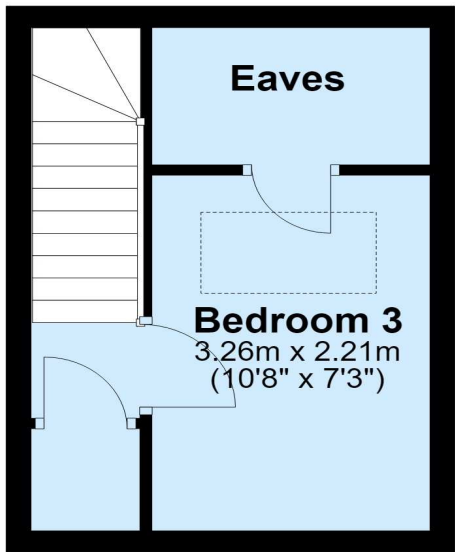
Ground Floor
Approx. 30.5 sq. metres (328.8 sq. feet)



First Floor
Approx. 30.5 sq. metres (328.8 sq. feet)



Second Floor
Approx. 14.6 sq. metres (157.5 sq. feet)



Total area: approx. 75.7 sq. metres (815.0 sq. feet)

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.