



1 & 2 Cliff End, South Pool







1 & 2 Cliff End, South Pool

Kingsbridge, , TQ7 2RZ

Kingsbridge 5 miles. Salcombe 11 miles. Dartmouth 12 miles.

An incredibly rare opportunity to modernise a pair of cottages which have been in the same family for almost 100yrs. This project offers immense potential, in one of the most breathtaking waterside locations alongside a creek of the Salcombe estuary.

- A rare & wonderful opportunity
- Large level plot of about 0.4 acres
- Frontage to a creek leading to Salcombe
- Freehold sale
- Superbly situated in South Pool
- Stone barn also with potential STP
- No Onward Chain
- Council Tax Bands B & B

Guide Price £1,000,000

Stags Kingsbridge

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SITUATION

South Pool is without a doubt one of the most attractive and unspoilt villages in the South Hams. within an area of outstanding natural beauty. Nestled in the folds of rolling South Hams farmland, it lies at the head of a long creek off the Salcombe estuary, which itself provides access to the water and is navigable around high tide to the Salcombe estuary. The village is well-known for its popular pub, The Millbrook Inn, it has a fabulous community with regular events and a welcoming atmosphere, with many picturesque walks, as well as the historic 13th Century Church.

Local places of interest are Dartmouth, Salcombe harbour and the creeks towards Kingsbridge and South Pool, the coast path between Bolt Tail, Bolt Head, Prawle Point, Start Point. Salcombe is renowned for sailing, racing taking place regularly, plus a summer regatta. There are many pleasant beaches along this section of the coast path. as well as the nature reserve at Slapton Ley near Torcross.

The nearby town of Kingsbridge is a popular market town which itself lies at the head of the Kingsbridge Estuary and offers an excellent range of shops, local services and facilities. There is much in the area to satisfy the sports person including a Sports Centre with indoor swimming pool and paddle boarding as well as several excellent golf courses within easy reach.

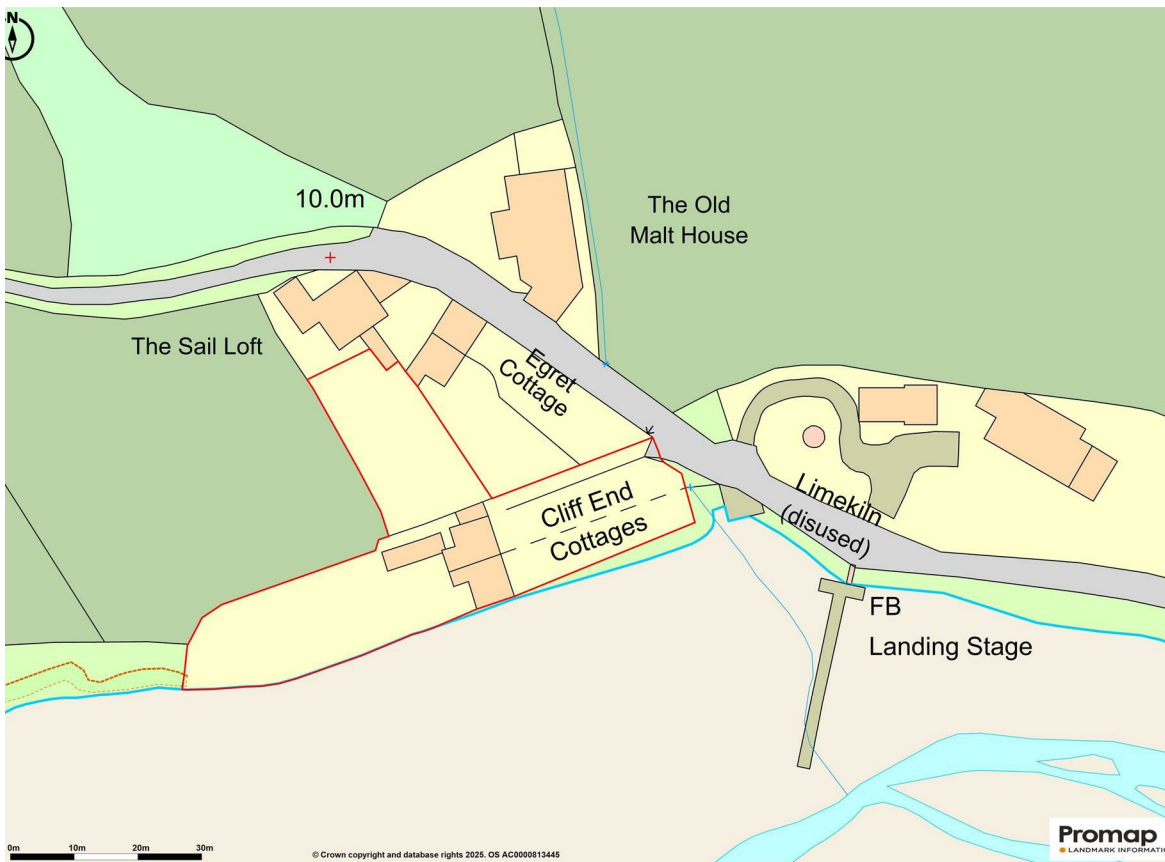
DESCRIPTION

A pair of unlisted two bedroom semi detached cottages with significant potential for modernisation in a fantastic waterside location . The properties are in separate titles, although are offered for sale as a whole with a further area of garden to the north of the cottages which is also included. The cottages have been in the same family's ownership for almost 100 years and the sale offers a unique opportunity to create a single family home (subject to planning) or of course, an opportunity to restore the two semi detached cottages. The cottages are located about half a mile from the centre of the highly desirable village of South Pool.

ACCOMMODATION

Set in one of the most picturesque position within the village this pair of cottages presents a rare and wonderful opportunity. The site currently features two attached cottages in need of complete renovation offering vast potential to create a truly exceptional retreat or development subject to the usual planning consents. Each cottage has a reception room, kitchen (or part of a kitchen) two bedrooms and a bathroom.





OUTSIDE

A narrow driveway leads to the side of the cottages. To the front is a level lawn, filled with primroses, area bounded by a low stone wall. To the rear there is a large garden, previously vegetable/fruit garden with lawn with direct, uninterrupted estuary views. In addition there is a stone barn with further potential.

SERVICES

Mains water, electric. Private drainage which does not conform to the current binding rules. Solid fuel Rayburn. No central heating.

Superfast broadband is available in this location. Mobile is likely with Vodafone and O2 (OfCom),

TENURE

Freehold sale, with the property being sold as a whole, currently in three separate titles.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

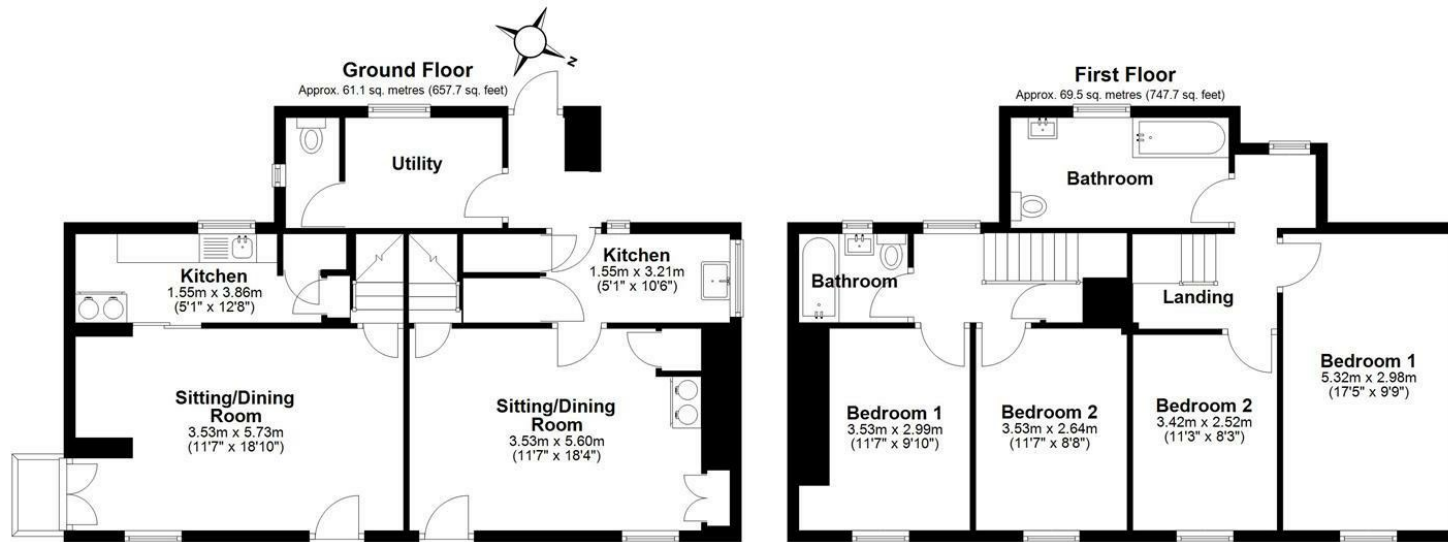
From Kingsbridge take the A379 Dartmouth coastal road. Pass through the villages of West Charleton and East Charleton and, on reaching Frogmore, turn right over the bridge, signed South Pool. Follow this road into South Pool and head through the village passing The Mill Brook Inn on the left., taking the next small lane on the right. Follow this around round following the estuary and the cottages will be found just after the slipway on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

AGENTS NOTE

Despite being waterside, we have been informed, by the family that during their ownership, that the property has never flooded.



Total area: approx. 130.6 sq. metres (1405.4 sq. feet)



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		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	9	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



