

Seamstress Cottage, Chillington

Kingsbridge

Price £400,000

Freeborns ESTATE AGENTS

A charming and deceptively spacious three-bedroom detached cottage, beautifully presented throughout and set within a well-regarded South Hams village. This modernised character home combines generous living accommodation with excellent eco-credentials, a delightful south-facing garden, driveway parking, and a substantial garage with workshop space.





Seamstress Cottage, Chillington, Kingsbridge, TQ7 2JX

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

GROUND FLOOR

• Entrance Porch: Accessed via a solid front door, leading directly into the welcoming reception hallway with carpeted staircase rising to the first floor.
• Downstairs WC / Utility Room: Fitted with a low-level WC and wash hand basin set into an integrated storage unit. Includes plumbing for a washing machine, radiator, and extractor fan.
• Lounge / Dining Room: A bright, triple-aspect open-plan living and dining space featuring double-glazed timber windows and wooden double-glazed patio doors opening out to the rear patio garden. Features a wood-burning stove set in an inset fireplace with an oak mantle, along with two radiators.
• Study / Side Entrance: Includes a dedicated built-in desk workstation area and a side access door. Two steps lead up to the kitchen area.
• Kitchen / Breakfast Room: Fitted with a wide range of base-level units with work surfaces over and a breakfast bar. Equipped with an integrated 5-burner electric hob, wall-mounted oven, space/plumbing for a dishwasher, space for an American-style fridge freezer, radiator, and multi-aspect double-glazed windows.

FIRST FLOOR

• Landing: Galleried landing area with a double-glazed timber window and loft hatch access with a pull-down ladder.
• Bedroom 1: A spacious double bedroom with double-glazed timber window, radiator, built-in wardrobe storage, and two steps down into the Jack-and-Jill en-suite.
• Jack & Jill En-Suite Bathroom: A three-piece suite comprising a walk-in shower cubicle with electric shower over, pedestal wash hand basin, low-level WC, radiator, and frosted double-glazed timber window.
• Bedroom 2: Double bedroom featuring fitted built-in sliding wardrobes, radiator, and double-glazed timber window with views over the rear garden.
• Bedroom 3: Double bedroom currently arranged with integrated workstation cabinetry, radiator, double-glazed timber window overlooking the rear garden, and two side-aspect uPVC double-glazed windows.
• Family Bathroom: Fitted with a panelled bath with an electric shower over and glass shower screen, wash hand basin set in vanity storage unit, extractor fan, and obscured uPVC double-glazed window.
• Separate WC: Independent cloakroom featuring a low-level WC, radiator, and obscured uPVC double-glazed window.

OUTSIDE & OUTBUILDINGS

• Gardens & Grounds: Level paved patio area directly off the lounge with raised timber flowerbeds and mature trees/shrubs. Paved pathway leading along the side of the property. Note: Heating system features an external air-source heat pump (Mitsubishi Electric Ecodan R32) set along the side elevation.
• Garage & Outbuildings:
o Spacious Garage: Fitted with solar panels and equipped with light, power, and an electric roller-shutter door.
o Storage Shed: Timber-clad outbuilding/storage space fitted with solar panels, offering extensive workshop/storage space with power and lighting.
• Driveway & Parking: Gated private rear driveway/parking area with mature borders. Shared main tarmac driveway owned by Seamstress Cottage with right-of-access rights for neighbouring properties.

SERVICE AND UTILITIES

Services: Mains water, electricity, and mains drainage.

Heating: Air source heat pump supplying central heating via radiators.

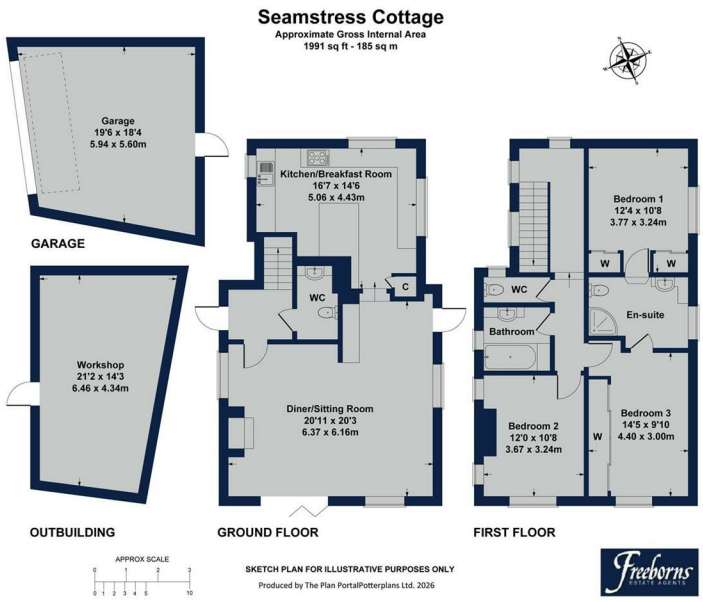
Solar Energy: Solar panels with Feed-in Tariff installed in 2021.

Tenure: Freehold.

Council Tax: Band B

EPC: D

CONSUMER PROTECTION FROM UNFAIR TRADING
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



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