



Garden Cottage, Stokenham

Guide Price £550,000

HARRIET
GEORGE

Garden Cottage

Stokenham, Kingsbridge

A charming detached cottage in an elevated position with garage and views across the village to the sea.

Stokenham is a popular, leafy village just a mile from Start Bay and its many unspoilt beaches. Situated almost equidistant between the larger towns of Kingsbridge and Dartmouth, it offers a thriving community with primary school which is rated outstanding by Ofsted, a parish church and two village pubs.

Just a short walk away, on the edge of the village, is Stokeley Farm Shop which offers a range of amenities including a butchers, deli and greengrocers as well as a garden centre, popular café, artisan shops and a hairdresser. The adjoining South Hams Brewery and Taphouse hosts events throughout the season.

The neighbouring village of Chillington has a health centre and post office and Torcross, famous for its beach and the Slapton Ley Nature Reserve, is just over a mile away.

There are many countryside, estuary and coastal walks on the doorstep and the sailing towns of Dartmouth and Salcombe are within easy reach as is the market town of Kingsbridge.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Garden Cottage is a beautifully presented, characterful property occupying a generous, south facing plot in the heart of this popular village.

The accommodation is bright and airy throughout with windows making the most of the views over the garden and countryside beyond. On the ground floor is a spacious kitchen dining room with Esse electric stove and integrated appliances, dual aspect sitting room with wood burning stove and a guest cloakroom off the entrance hall.

On the first floor are three bedrooms and a family bathroom with free standing bath and separate shower. The principal bedroom and bathroom have delightful views across the village to the sea.

The gardens, as the name suggests, are a real feature of the cottage and extensive for a property in the heart of the village. Beautifully planted with shrub and flower borders around gently sloping lawns, there are numerous areas to sit and enjoy the sun all day and a stone garden store. The large garage, which has power and light, is accessed from the lane and has space to park a compact family car.

SERVICES

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

DIRECTIONS

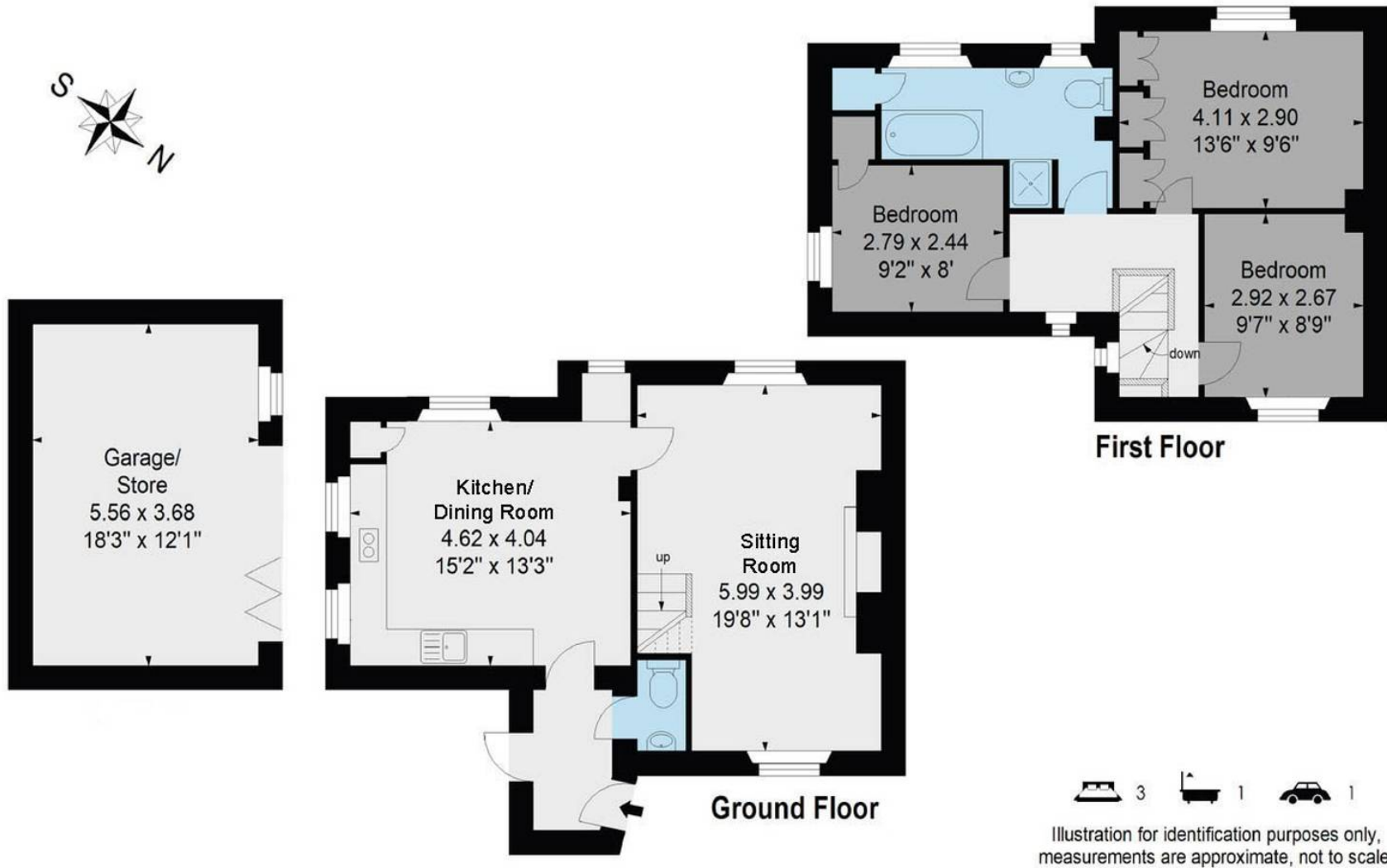
From Kingsbridge take the A379 to Stokenham. Continue straight across at the mini roundabout, turning left on the sharp right hand bend where the cottage will be found on the right hand side.



Approximate Gross internal Area = 93.5 sqm / 1006 sq ft

Garage

Approximate Gross Internal Area = 20.7 sqm / 223 sq ft



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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.