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MOOR VIEW

EAST ALLINGTON • TQ9 7RE

MOOR VIEW

GROUND FLOOR

Kitchen/Breakfast Room | Sitting Room | Utility & W/C

FIRST FLOOR

Bedroom 1 | Bedroom 2 | Shower Room

EXTERNAL

Patio | Decking | BBQ Area | Storage Area

ANNEXE GROUND FLOOR

Kitchen/Breakfast Room | Bedroom | Shower Room

ANNEXE FIRST FLOOR

Sitting Room | Dining Room





“A charming 2 bedroom cottage with 1 bedroom annexe, garden and village location”...

Moor View is a beautifully presented cottage nestled in the sought-after village of East Allington, combining charming character features with stylish modern finishes throughout. Thoughtfully updated to a high standard, the property also benefits from a recently renovated one-bedroom annexe, offering versatile accommodation ideal for guests, multi-generational living or investment potential.

- Turn key ready
- Recently converted 1 bedroom annexe
- Private garden with countryside and distant views of the Moors
- Village location with pub, school and park within walking distance
- Short drive to Kingsbridge for further amenities



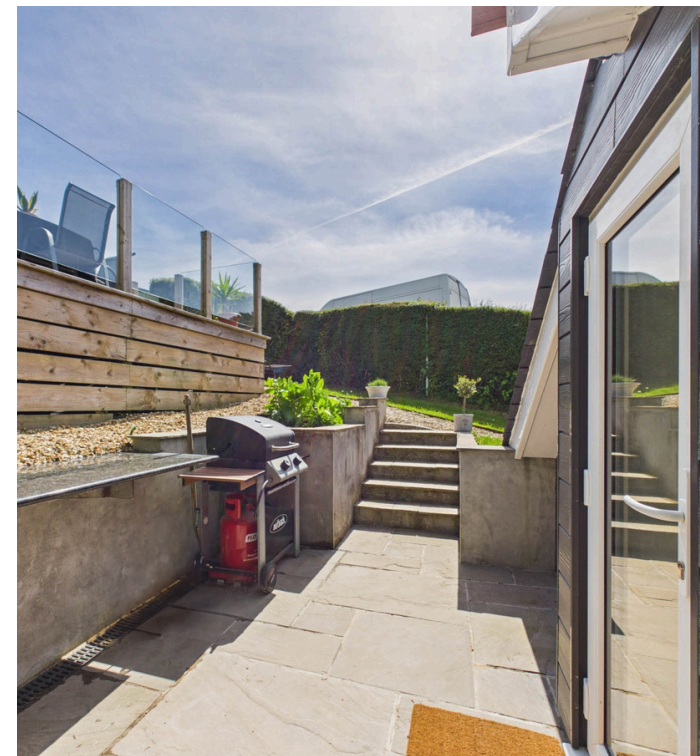


The heart of the home is the stunning kitchen, designed with both practicality and entertaining in mind. Featuring built-in appliances and a breakfast bar, this inviting room creates a wonderful hub for everyday living. From here, steps lead down into the cosy sitting room, a warm and welcoming space perfect for relaxing evenings. On the opposite side of the kitchen, further steps descend to the utility room, which offers excellent additional storage, a sink, generous worktop space and a convenient W/C. Velux windows flood the room with natural light, enhancing the bright and airy feel.

Upstairs, the first floor provides comfortable living accommodation. The principal bedroom is generously proportioned and currently accommodates a super king-size bed, while an alcove provides storage and adds further practicality. The second bedroom is full of character, featuring exposed beams and currently serving as a dressing room and additional storage space. Completing the first floor is a contemporary shower room fitted with a large walk-in shower and modern fixtures.

Externally, the property continues to impress with the charming annexe. Arranged over two floors, the ground floor comprises a kitchen, shower room and bedroom, while upstairs offers a versatile dining and living space currently used as a home office. A door from this room leads directly to a private BBQ area, which can be enclosed separately, making the annexe particularly appealing for those considering holiday letting opportunities.

The gardens have been thoughtfully designed to make the most of the beautiful surroundings, with several seating areas positioned to enjoy the peaceful setting. Next to the cottage is a patio area, while a raised decked terrace at the top of the garden, created by the current owners, provides the perfect spot for outdoor dining or simply taking in the stunning views of the countryside and moors in the distance.





EAST ALLINGTON

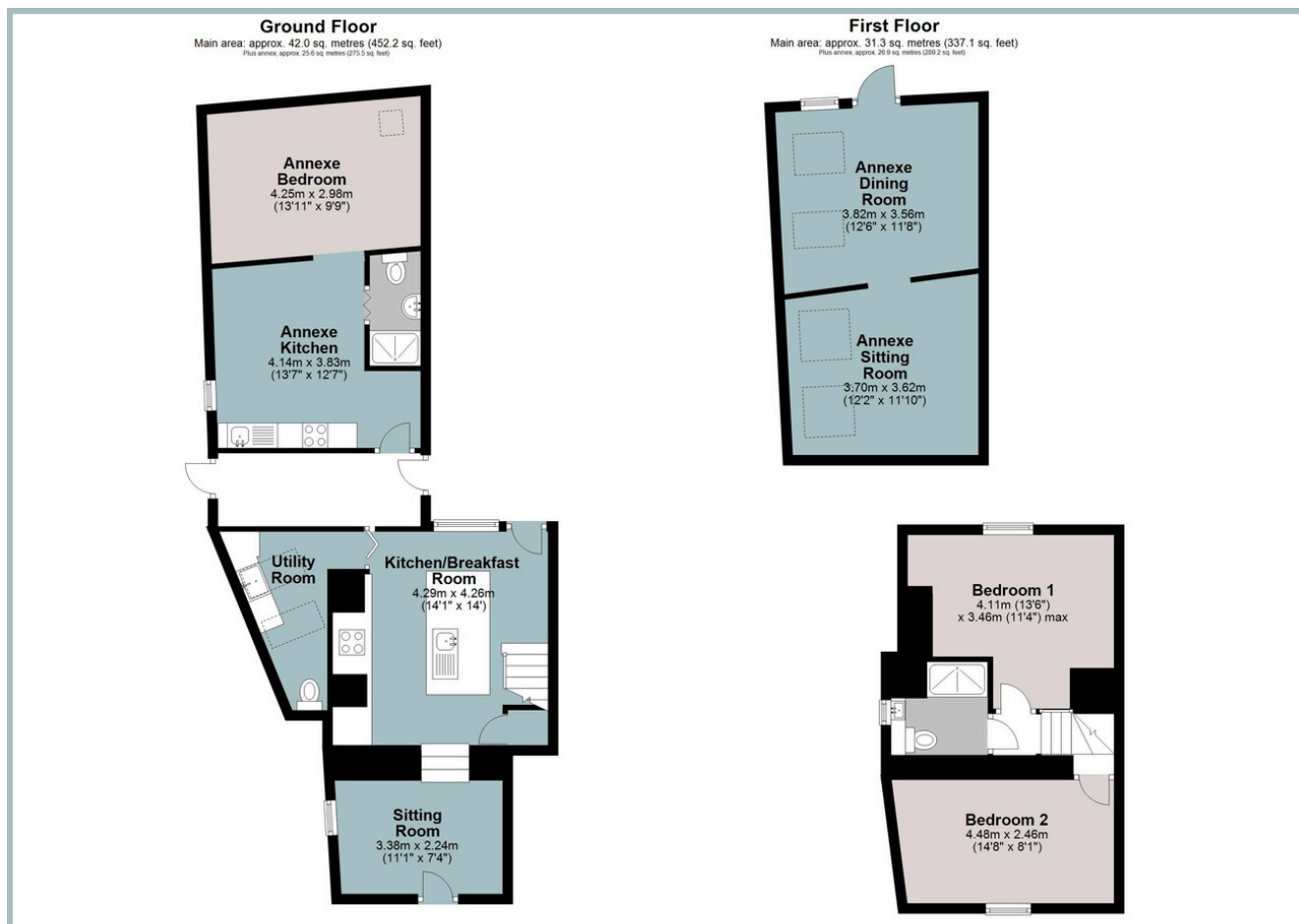
The popular rural village of East Allington offers a thriving local community with an Inn, church, well regarded primary school, pre-school, and a community village shop. Surrounded by unspoiled rolling countryside the village is within easy reach of the beautiful coastline, beaches, and estuaries of the South Hams. The towns of Kingsbridge, Totnes, and Salcombe, with their more extensive commercial and leisure facilities, are all within easy reach. Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools. Kingsbridge Community College is one of the top-rated secondary schools in the UK.

Salcombe 10.4 miles - Totnes 9.9 miles (Railway link to London Paddington) - Kingsbridge 4.5 miles



TOTAL APPROXIMATE AREA

HOUSE: 73.3 SQ M 789.3 SQ FT ANNEXE: 52.5 SQ M 564.6 SQ FT



Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Air source heat pump, solar panels, underfloor heating to the ground floor and radiators to the first floor.

EPC: TBC

Notes: The neighbouring properties have a right of way on the rear pathway.

Viewings: Very strictly by appointment only

Directions: Upon entering the village, turn right and continue towards the primary school. As you approach the school, the cottages will be situated directly ahead of you, with Moor View located on the left-hand side. Parking is available here.

What Three Words: ///basic.efficient.trusts

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