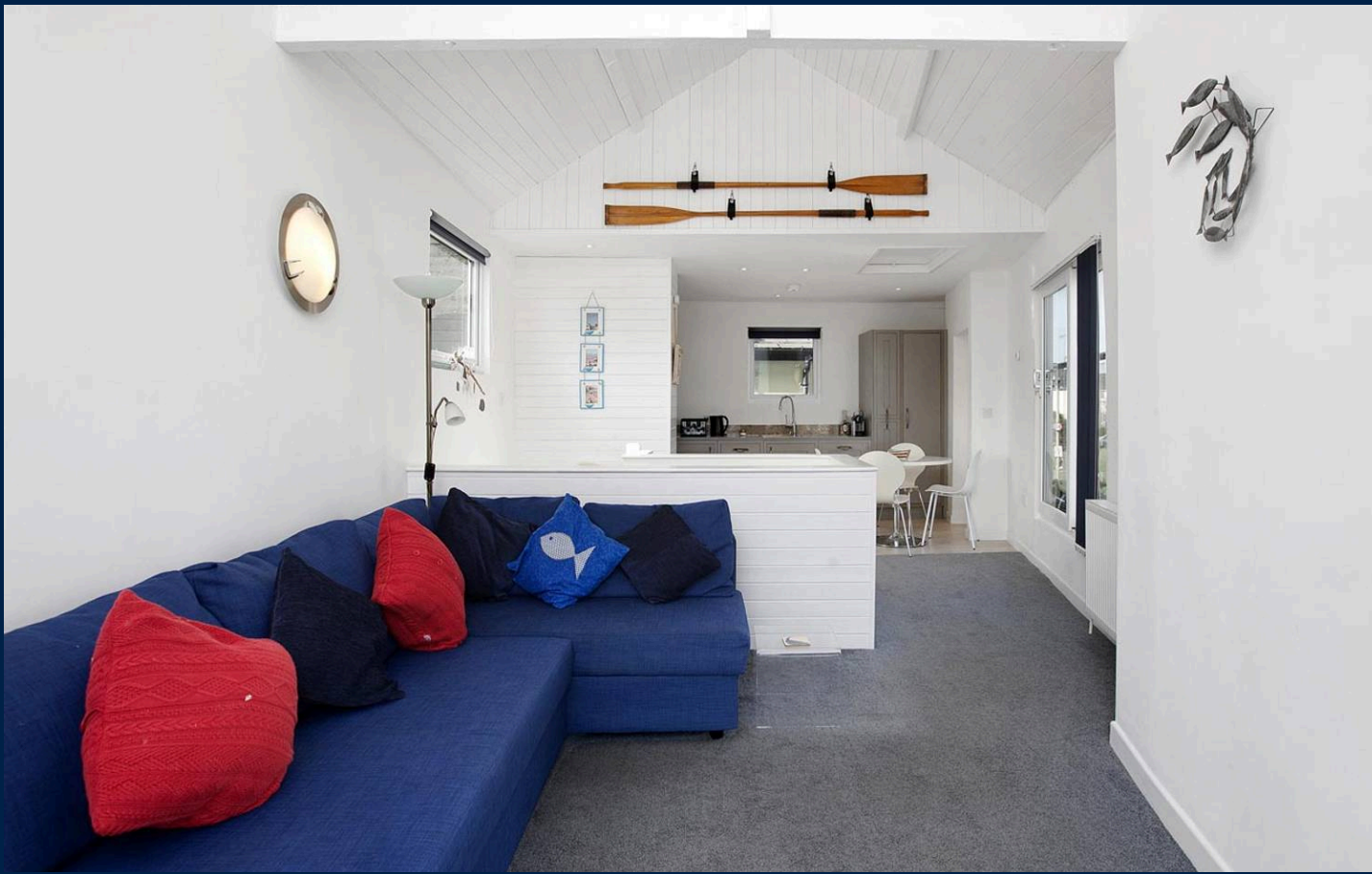




1 The Green, Shaldon  
£325,000





# 1 The Green

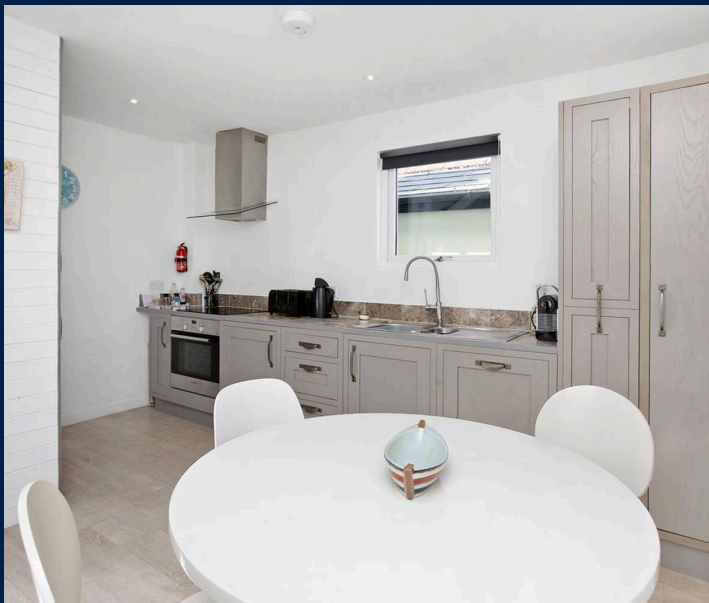
Shaldon

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

- An appealing and stylish modernised cottage set in a prime village location.
- Set adjacent to the village green and close to the beach.
- Fantastic free flowing first floor receptions and kitchen with sea and estuary views.
- Two bedrooms and a luxury shower room.
- Potential for good holiday letting income.



A charming, modernised cottage set in the heart of Shaldon adjacent to the village green and close to the village amenities and beach. Stylish accommodation with free-flowing upper floor sitting/dining and kitchen spaces with a vaulted ceiling, two Juliet balconies, sea and estuary views and a bespoke kitchen with some integrated appliances. Two bedrooms with built in wardrobes and a luxury shower room. Good potential for holiday letting income.

#### Situation

Oyster Cottage is set in one of Shaldon's most sought after and enviable positions adjacent to the pretty village green, a short and level walk away from the sandy beach, the popular London Inn, the Clipper cafe and all of the village amenities. Shaldon nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via the old smugglers tunnel. There is a direct, mainline rail link to London Paddington from Teignmouth.

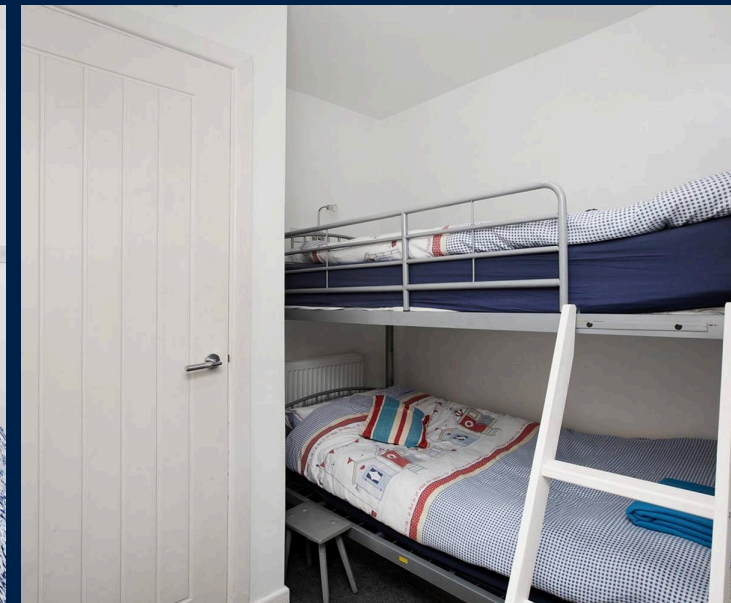
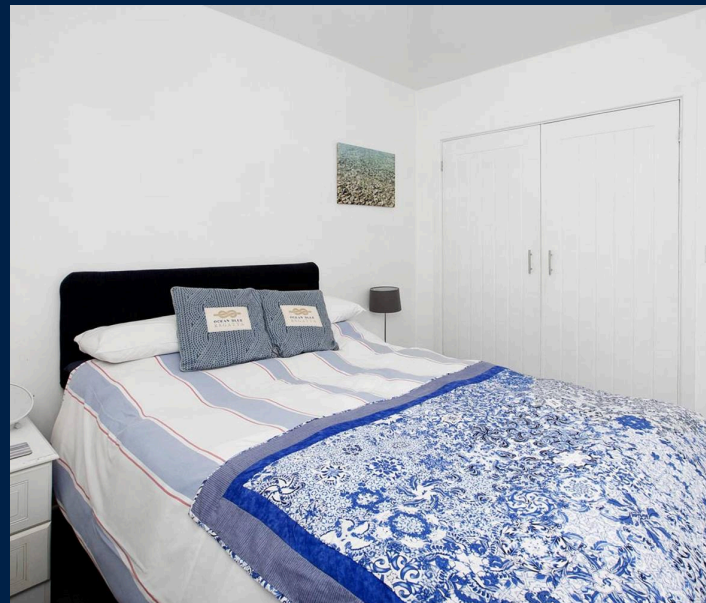
#### Description

Externally attractive Oyster Cottage has blue washed rendered elevations with double glazed sash windows and Juliet balconies.

The panel entrance door opens to the...

#### Reception Hall

A welcoming space with slate floor tiles and a uPVC double glazed sliding sash window overlooks the village green. Turning stairs rise to the first floor and there are panel doors opening to the downstairs rooms, as well as coat hooks and a fitted cupboard.





### **Bedroom One**

With a uPVC double glazed sliding sash window having an open aspect across parts of the village, a radiator and panel doors open to a large built-in double wardrobe.

### **Bedroom Two**

With a high set uPVC double glazed window, space for bunkbeds, a radiator and a panel door opens to a store cupboard/wardrobe with a hanging rail and skylight.

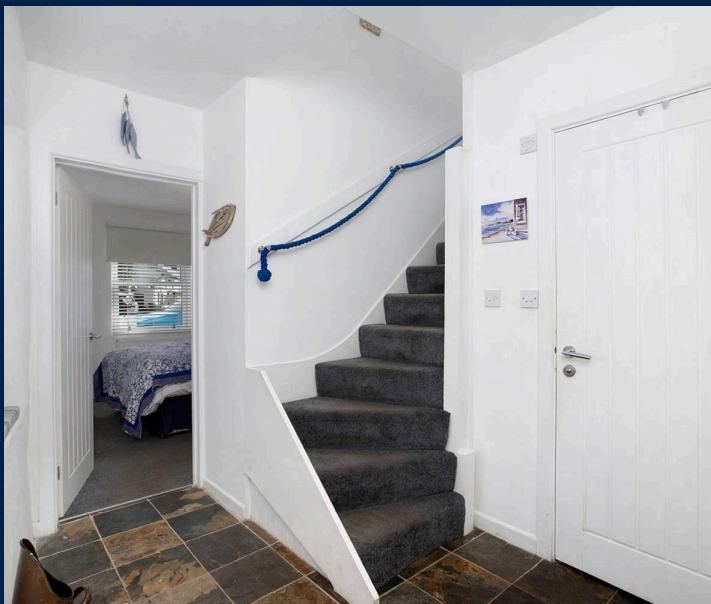
### **Shower Room**

With slate floor tiles and stylish three-piece suite having a large, tiled shower cubicle with mosaic floor tiles, a recessed mirror, a corner set seat, and dual controls.

There is an area of travertine mosaic tiled surface with open storage beneath, and a surface set circular wash hand basin as well as a WC. Extractor fan, spotlights, and double doors open to a utility cupboard with plumbing and housing for a washing machine.

### **Upper floor Receptions/kitchen**

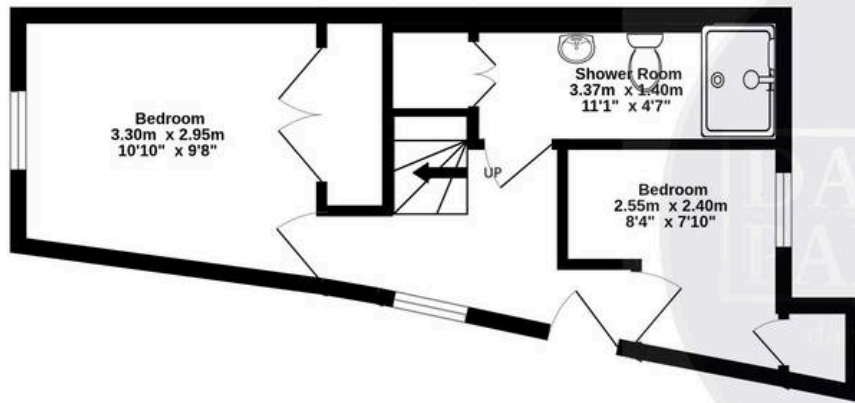
A fantastic open plan space with a high vaulted panel ceiling above the sitting and dining areas with exposed trusses. There are two Juliet balconies with uPVC double glazed windows, one of which has views across parts of the village towards the sea and the other of which overlooks the village green, parts of the village and rolling countryside beyond. There is feature panelling around the stairwell and a further uPVC double glazed window takes in views across rooftops towards countryside on the fringes of the village. There is ample space for a dining table and chairs, and the kitchen area has a good range of bespoke unit units with stone tiled work surfaces and there is a one and a quarter bowl single drainer, stainless steel sink unit. Integrated appliances include a four-ring ceramic Neff hob with Bosch oven beneath and filter over and there is a built-in dishwasher.



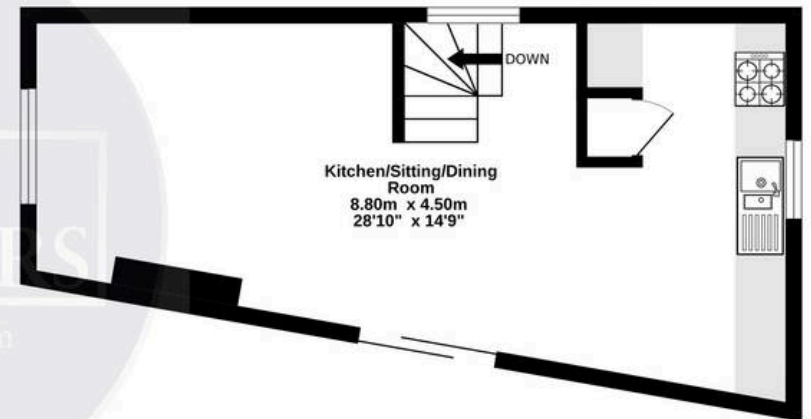
A cupboard houses the boiler supplying central heating. There is a larder cupboard, a recess for a fridge/freezer and a further uPVC double glazed window has views over the village green. There are spotlights to the ceiling and three radiators within the open plan space.



**Ground Floor**  
26.6 sq.m. (286 sq.ft.) approx.



**1st Floor**  
29.2 sq.m. (315 sq.ft.) approx.



**TOTAL FLOOR AREA : 55.8 sq.m. (601 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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