

# THE CORNER HOUSE, KELLATON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

# THE CORNER HOUSE

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## Description

Set within an idyllic village and presented with exceptional care, this beautifully maintained period cottage offers a harmonious blend of traditional charm and modern-day practicality. From its inviting façade to its thoughtfully arranged interior spaces and enchanting outdoor areas, the property exudes warmth, elegance, and a true sense of home.

Upon entering this bright and spacious cottage, you are welcomed into a series of well-proportioned and characterful rooms, each thoughtfully designed for both everyday living and entertaining. The ground floor boasts two delightful reception rooms, each offering its own distinct atmosphere — perfect for cosy evenings by the fire or more formal gatherings with family and friends. The kitchen combines style with practical functionality, providing ample space for cooking and preparation with plenty of fitted units and integrated appliances. There's a separate dining room, ideal for hosting guests and a bright and airy conservatory, which opens to the patio making it an ideal spot for relaxation throughout the seasons. Completing the ground floor is a cloakroom, enhancing the home's practicality.

Upstairs, the cottage continues to impress with three well-appointed bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, creating a private retreat for rest and relaxation. The second bedroom also has built-in wardrobes and a vanity unit with storage below, whilst the third bedroom is currently used as a study, offering flexibility for home working or guest accommodation as required. Both these rooms are served by a well-appointed family bathroom with shower above the bath, ensuring comfort and convenience for all occupants.

Externally, the property is equally appealing. A gated driveway provides both privacy and security, leading to a garage and carport, offering ample parking and storage solutions.

Adding a unique and enchanting feature to the home, across the quiet lane lies a beautifully established tiered terrace garden. Lovingly maintained, this exceptional outdoor space is brimming with a variety of mature flowering plants, shrubs, and bushes, creating a tranquil haven filled with colour and texture throughout the year.

At the top of the garden, a charming patio seating area provides a perfect vantage point to enjoy the surroundings, whether for morning coffee or evening relaxation. A large timber shed further enhances the space, offering ideal storage space for garden equipment to maintain the small vegetable garden. This delightful period cottage offers a rare combination of character, versatility, and beautifully curated outdoor space. Ideal for those seeking a home with charm, privacy, and a connection to nature, it represents a wonderful opportunity to acquire a truly special property.

## Situation

Kellaton is one of the most southerly hamlets of the South Hams and is situated approximately one mile from the beautiful beach of Lannacombe and close to many other unspoilt sandy coves and beaches, including the headland at Start Point. The market town of Kingsbridge is approximately 8 miles away; Frogmore, Chillington and Stokenham are close by, the latter having an excellent primary school with a school bus stopping at Kellaton. There are plenty of shops including post offices, excellent pubs, butchers, farm shops and a superb bakery in these villages.



# PROPERTY DETAILS

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**Property Address** - The Corner House, Kellaton, Kingsbridge, Devon TQ7 2ES

**Mileages** - Kingsbridge 7 miles; Dartmouth 12.5 miles; Totnes - with rail link to London Paddington 16 miles (distances are approximate)

**Services** - Mains electricity, water and drainage. Oil fired central heating. FireAngel carbon monoxide detector.

**EPC Rating** - Band F. Current: 33, Potential: 91

**Council Tax Band** - C

**Tenure** - Freehold

## **Authority**

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.  
Tel: 01803 861234.

## **Key Features**

- Superbly presented period property
- Character features including exposed stone work, beams and fireplaces
- Bright and spacious accommodation, immaculately presented
- Well-appointed kitchen with integrated appliances
- 3 bedrooms, one en-suite shower room, one bathroom, one cloakroom
- 2 reception rooms, a dining room and conservatory
- Beautifully planted and maintained terraced garden (across the lane)
- Patio seating areas, timber garden shed
- Gated driveway, garage, car port and parking

**Fixtures & Fittings** - All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

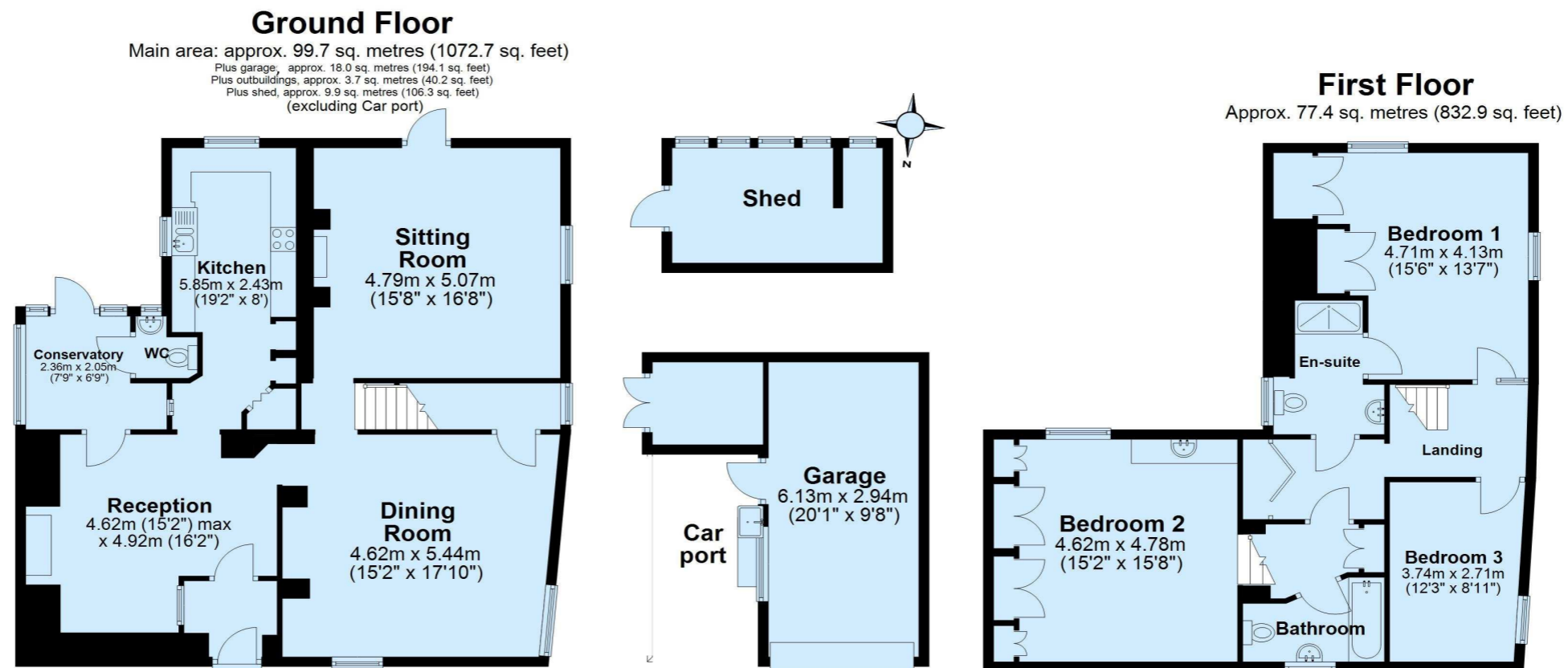
**Viewing** - Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge.  
Tel: 01548 857588.

**Directions** - what3words - trackers.catchers.appear

From Kingsbridge take the A379 coastal road towards Dartmouth passing through a series of villages until you reach Stokenham. At Carehouse Cross roundabout turn right signed Beesands, East Prawle, follow this lane heading towards Start Point/Kellaton. Take the 1st turning on the right signed Kellaton, continue down the hill and into the village at the 'crossroads', you'll find the property on your left-hand side.



# FLOOR PLAN



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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