Luscombe Maye
Since 1873

Primrose Cottage

Galmpton, near Hope Cove TQ7 3HA

















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Discover the charm of a period cottage with lovely rural views, offering a peaceful retreat in the desirable location of Galmpton, very close to the beautiful village of Hope Cove. This Grade II Listed semi-detached home is beautifully presented throughout, blending its historical character with comfortable living spaces.

Stepping inside, you are greeted by two inviting reception rooms, providing versatile areas for relaxation and entertaining. The thoughtful layout ensures a warm and welcoming atmosphere, ideal for everyday life. A particular feature of the cottage is the modern rear extension which was designed to incorporate a modern kitchen with door to the garden.

The cottage features two well-proportioned bedrooms, offering peaceful sanctuaries. Complementing these are two bathrooms, adding convenience and comfort for residents and guests alike.

Outside, the property boasts pretty gardens, providing a delightful setting for outdoor enjoyment and al fresco dining. An allocated parking space adds practical convenience. The new thatched roof contributes to the unique charm and aesthetic of this historic home.
Situated in Galmpton, the property enjoys a wonderful rural setting whilst being just a stone's throw from the picturesque Hope Cove.

A charming Grade II Listed thatched cottage, with plenty of period charm, beautifully renovated and extended, with lovely rural views, pretty gardens with outside entertaining space, parking and close to Hope Cove

- **Charming period cottage**
- **Lovely rural views**
- **Pretty gardens**
- **Parking**
- **Grade II Listed**
- **New thatch**
- **Beautifully presented**
- **2 bedrooms & 2 bathrooms**
- **Close to Hope Cove**
- **Outside entertaining space**

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2 Island Square, Island Street, Salcombe, Devon, TQ8 8DP
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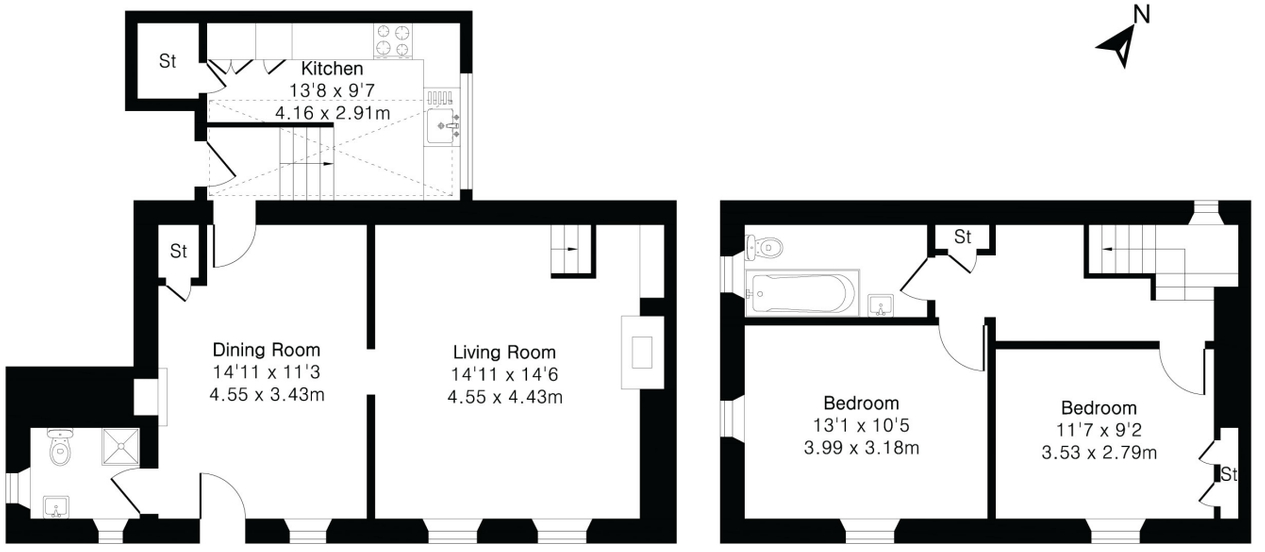
Approximate Gross Internal Area 1036 sq ft - 96 sq m

Ground Floor Area 614 sq ft – 57 sq m

First Floor Area 422 sq ft – 39 sq m



Ground Floor

First Floor



SERVICES
Mains electric, water and drainage. Electric heating.

COUNCIL TAX
Not rated

EPC rating: F

TENURE
Freehold

LOCAL AUTHORITY
South Hams District Council, Follaton House, Plymouth Road, Salcombe TQ9 5NE. Tel: 01803 861234.

VIEWINGS
Viewing strictly by appointment with Luscombe Maye 01548 845090

DIRECTIONS
What3words: ///octagonal.tarnished.enacted

For further Material Information, please scan the QR code below:

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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