



Whispers Edge, Bolberry Road, Hope Cove

Guide Price £950,000

HARRIET
GEORGE

Whispers Edge

Bolberry Road, Hope Cove

A pretty, south facing detached cottage with garage and driveway parking, close to the beach.

Hope Cove is a charming old fishing village just around the corner from Salcombe and facing out into Bigbury Bay. It is a friendly village with a laid back atmosphere, a number of popular places to eat and two sandy beaches from which small craft can be launched with ease. The village is set amongst dramatic scenery created by the National Trust owned cliffs and headlands that can be accessed by the South Devon Coastal Path.

Kingsbridge offers extensive shopping facilities including a health centre, small hospital and sports centre. The neighbouring village is Thurlestone which has a 4 star hotel, together with pub, post office / general stores, church, spectacular 18 hole cliff top golf course and highly regarded primary school.

Whispers Edge has an excellent and very pleasant position in Inner Hope, a short walk from the sandy beach, slipway and coastal path.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F



Sympathetically extended and renovated by the current owners, this charming cottage has been beautifully maintained and offers comfortable accommodation which is immaculate throughout. The spacious bespoke kitchen has built-in cabinetry and access to the well equipped utility room and shower room with door to outside. The double aspect sitting room has a wood burning stove and in addition a stylish garden room has full width sliding doors to the paved terrace.

There are three spacious bedrooms on the first floor, an en-suite shower room and family bathroom. From the main bedroom there are views across the village to the sea.

At the front of the cottage is a south facing garden which is mainly laid to lawn and enclosed by stone walls. The garage provides wonderful storage for boating equipment; an outside shower is attached with heated drying room. The gravel driveway provides off-street parking for two cars.

The property is suitable as a permanent home or holiday home with rental projections available on request.

SERVICES

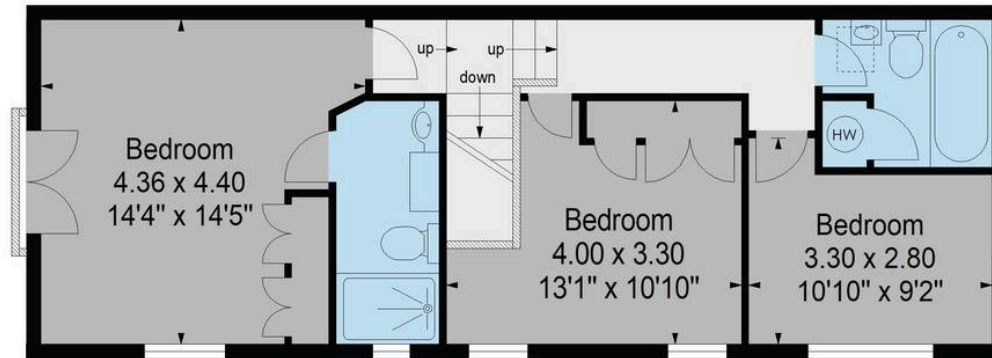
Mains water, drainage and electricity.

DIRECTIONS

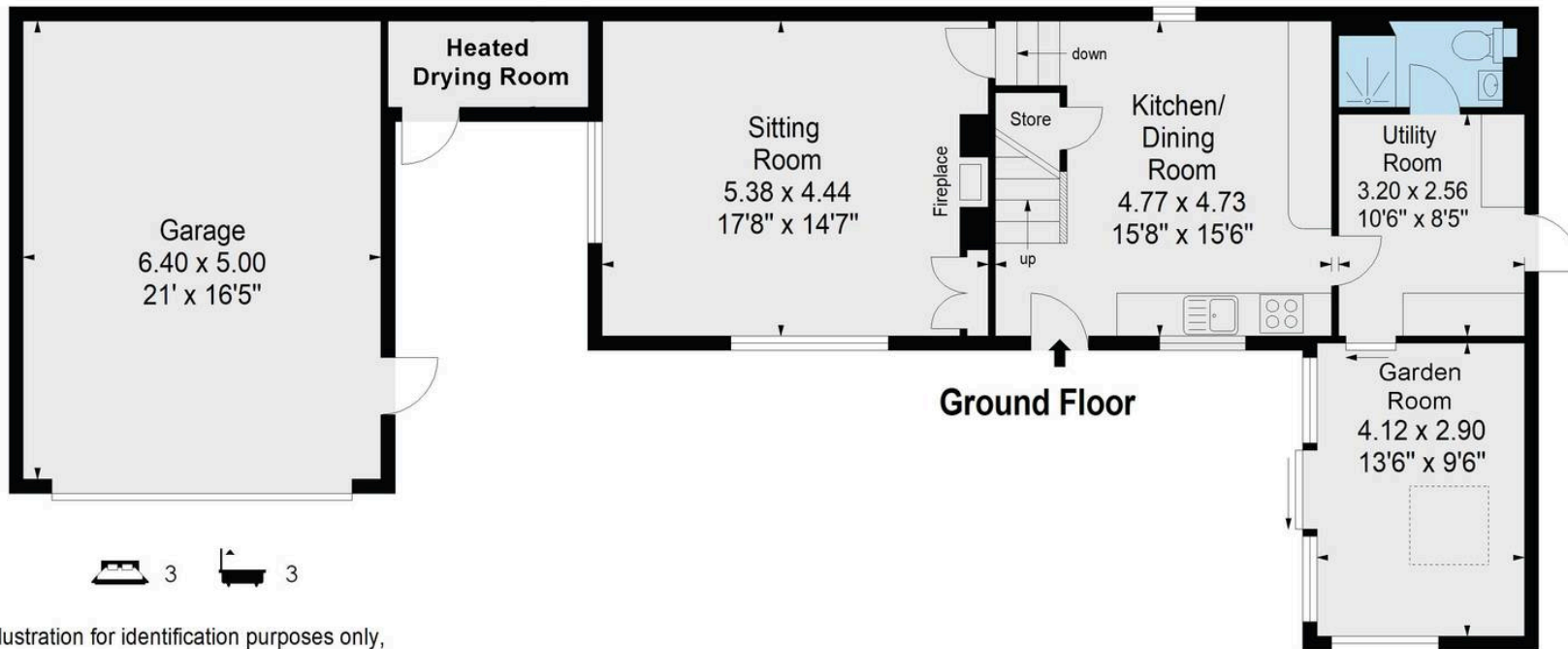
Turn off the A381 Kingsbridge/Salcombe road at Malborough, signposted Hope Cove. Proceed through the village centre and after passing the church on your right hand side take the next right fork, signposted Galmpton/Hope Cove. Follow the road through Galmpton and on into Hope Cove. On reaching the village turn left signposted Inner Hope. Follow this road around the side of the hill and after passing the sea wall on your right hand side turn left up the valley. Whispers Edge will be found a short distance along on the left hand side.



Approximate Gross Internal Area = 126 sqm / 1356 sq ft
 (Excluding Garage)
 Garage
 Approximate Gross Internal Area = 34.6 sqm / 372 sq ft



First Floor



Ground Floor



Illustration for identification purposes only,
 measurements are approximate, not to scale.

Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

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.