

I SANDS ROAD SLAPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

I SANDS ROAD

Description

This charming two-bed thatched cottage blends period character with thoughtful modern touches. Beautifully renovated and sympathetically extended, it offers a cosy yet stylish bolt-hole.

Internally the accommodation comprises entrance porch which opens into the sitting room where you'll find an exposed brick fireplace inset with a wood burning stove, built-in storage cupboards and a newly fitted staircase up to the first floor which houses two bedrooms. The sleek contemporary kitchen has fitted units, integrated appliances, breakfast bar, space for a dining table and chairs and bifold doors which open seamlessly onto a private, low-maintenance garden. There is a small patio, artificial lawn and at the far end the raised decked seating area creates an idyllic spot for morning coffee or relaxed evenings outdoors. Completing the accommodation is a fully tiled shower room.

Having the convenience of village amenities and being just a short walk to the beach this character cottage is a perfect coastal retreat.

Situation

Slapton is a beautiful and very popular village, being close to the coast, just inland from the famous Slapton Sands and lying midway between Kingsbridge and Dartmouth. It has a thriving local community with two excellent public houses, a new community village store, village hall, church, and chapel. Slapton Ley Nature Reserve attracts visitors from all over the world and is the largest freshwater lake in the south west.

Directions

From Kingsbridge head out of town on the A381 towards Totnes, passing through The Mounts. At the sharp left-hand bend turn right signed East Allington/Slapton. Stay on this lane for 5 miles, all the way down to Slapton, going past the Start Bay Field Centre entrance on your left. Proceed through the village, as you pass The Queens Arms pub bear left onto Sands Road where you'll see the property on your right.



PROPERTY DETAILS

Property Address

1 Sands Road, Slapton, Kingsbridge, Devon TQ7 2QN

Mileages

Kingsbridge 7 miles; Salcombe 13 miles; Dartmouth 7 miles
A38 Devon Expressway 15 miles (distances are approximate)

Services

Mains electricity, water and drainage. Underfloor heating in the kitchen/diner. Electric heaters in sitting room and bedrooms. Smoke alarms. Carbon monoxide detector.
Total refurbishment 2024 - New kitchen/diner, shower room, staircase and internal porch added.

EPC Rating - TBA

Current: 0, Potential: 0

Council Tax Band

B

Tenure

Freehold

Authority

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

Key Features

- Period, characterful thatched cottage
- Completely renovated and extended
- Modern kitchen/dining room with skylight and bifold doors
- Sitting room with exposed brick fireplace
- 2 bedrooms
- Fully tiled shower room
- Private rear garden with decked seating
- Currently used as a successful holiday let

Fixtures & Fittings

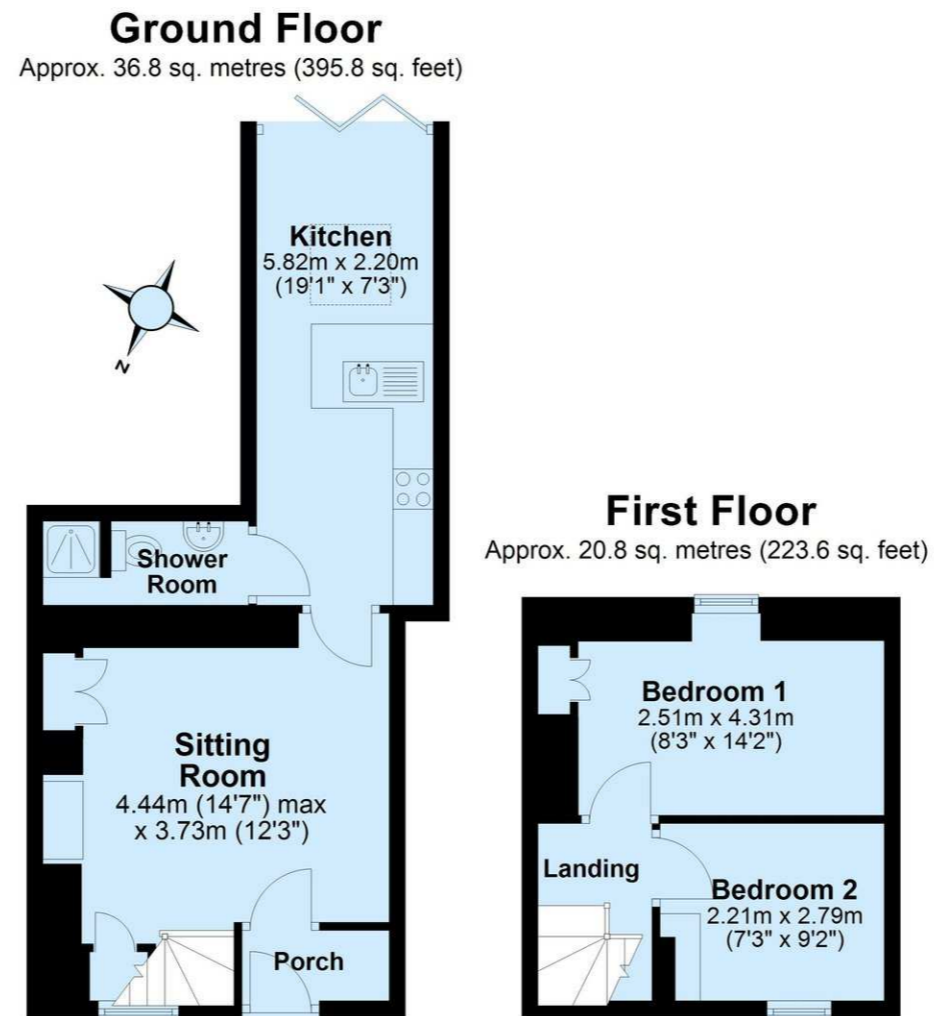
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Total area: approx. 57.5 sq. metres (619.4 sq. feet)

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Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590