







Near Blackpool Sands

Guide Price £300,000

A Charming Coastal Cottage with Exciting Renovation Potential, Extensive Gardens and a Peaceful Rural Setting

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

1 Embridge Cottage is a delightful semi-detached, three-bedroom cottage occupying a peaceful position within the beautiful Blackpool Valley, close to the highly regarded coastal village of Stoke Fleming and the award-winning beach at Blackpool Sands.

In need of renovation and modernisation throughout, the property presents an exciting opportunity for purchasers seeking to create a charming coastal home, tailored to their own tastes and requirements. The existing accommodation comprises a living room, an open-plan kitchen/breakfast room, three bedrooms and a family bathroom.

One of the property's most appealing features is its extensive garden, which offers considerable scope for landscaping and enhancement. A pretty stream runs through the grounds, while a weeping willow provides an attractive focal point, creating a particularly tranquil and picturesque setting.

Accommodation

Ground Floor. The entrance door opens into the open-plan kitchen/breakfast room, which benefits from windows to the front and side elevations, providing natural light. The kitchen has a selection of cupboards and drawers, together with a built-in double oven, hob and sink unit, alongside space for a dishwasher.

A Rayburn provides a traditional focal point within the dining area, which offers ample space for a dining table. Stairs rise to the first floor, while a further door leads to a separate utility area, offering potential for additional storage and kitchen units, with plumbing for a washing machine.

The living room enjoys a dual aspect, with two windows overlooking the front, and features a substantial chimney breast with timber mantel, complemented by exposed timber ceilings that add character.

First Floor. The first-floor landing benefits from a stable door providing direct access to the rear garden. There is also a loft hatch.

There are three bedrooms, two of which are comfortable doubles, enjoying views across the surrounding front and side aspects. The family bathroom is fitted with a panelled bath, wash basin and WC, together with a heated towel rail and hot water cylinder.

Outside. To the front, on-street parking. Side access leads alongside to the extensive rear gardens, with a pretty running stream adding to the property's rural appeal. Steps lead up to the rear of the cottage, where the gardens are arranged over two tiers. The areas immediately adjoining the property offer scope for improvement and landscaping, with lawned sections providing space for outdoor seating and relaxation.

Beyond the stream, a particularly generous lawned garden extends presenting considerable potential for further landscaping and enhancement. A beautiful weeping willow forms an attractive natural feature, while the stream and surrounding greenery combine to create a peaceful and picturesque environment.

Location. 1 Embridge Cottage enjoys a delightful position within the picturesque Blackpool Valley, surrounded by the rolling countryside of the South Hams and within easy reach of the South Devon coastline. The sought-after coastal village of Stoke Fleming is nearby, offering a village pub, church and a welcoming local community. Just a short distance away lies Blackpool Sands, one of South Devon's most celebrated beaches, renowned for its sheltered setting, clear waters and beautiful sweep of golden shingle. The beach provides an exceptional setting for swimming, coastal walks and enjoying the surrounding natural beauty.

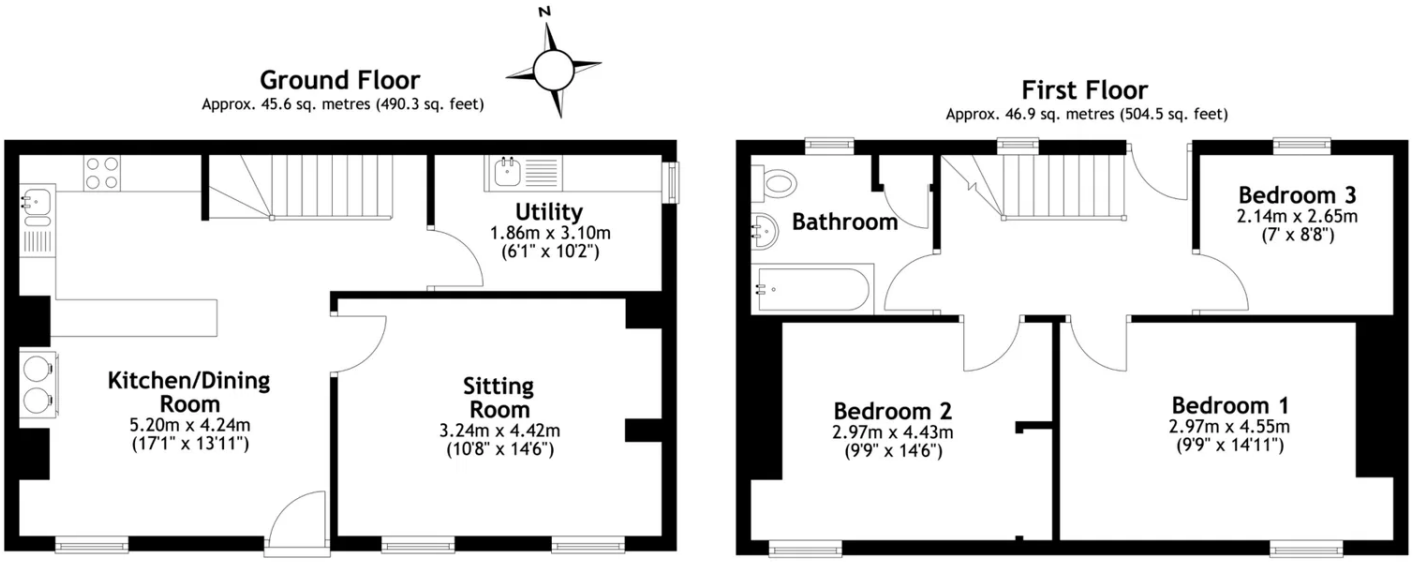
The historic riverside town of Dartmouth is also within easy reach, offering an excellent selection of independent shops, cafés, restaurants and galleries, alongside a vibrant maritime atmosphere and superb sailing and boating facilities on the River Dart.

Services. Mains electrics and water are connected. Shared private drainage. Council tax band : D EPC: E





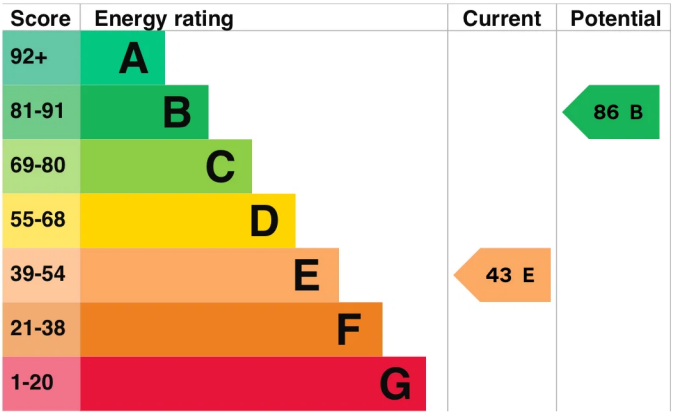




Total area: approx. 92.4 sq. metres (994.8 sq. feet)

1 Embridge Cottages, Embridge, Dartmouth





Millard Cook

6 Newcomen Road, Dartmouth, TQ6 9AF

01803 832361

info@millardcook.com

https://millardcook.com/

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