

# BLACKBERRY COTTAGE MALBOROUGH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

# BLACKBERRY COTTAGE

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Nestled in the heart of the countryside, Blackberry Cottage is a charming 300-year-old property that has been lovingly renovated to a high standard, seamlessly blending period character with modern comfort. Light, airy, and beautifully finished throughout, this cosy cottage offers the perfect setting for a relaxing seaside escape.

Step into a bright, open-plan living space designed for modern living. The south-facing kitchen is the heart of the home, featuring bi-fold doors that open onto the patio and garden, perfect for bringing the outdoors in. Fully equipped with a large induction hob, dual ovens, boiling water tap, dishwasher, and spacious fridge-freezer, it's ideal for both casual dining and entertaining.

The adjoining living and dining areas provide a welcoming space to unwind, with comfortable seating, a large TV offering streaming services, and thoughtful touches throughout.

A convenient ground-floor cloakroom also houses a washing machine and dryer.

Upstairs, there are two beautifully presented bedrooms, both large enough for king-size beds. One of the bedrooms enjoys far-reaching countryside views.

The luxury family shower room has been tastefully refurbished and features a spacious walk-in shower, perfect for refreshing after a day exploring the coast.

Outside, the cottage boasts a fully enclosed garden with a patio area, BBQ, and lawn, ideal for alfresco dining.

Currently a successful holiday rental, Blackberry Cottage would make an ideal investment opportunity as well as a wonderful family home.

Malborough is a popular village with the benefit of a small supermarket/filling station, two pubs, a church and a primary school. It lies just inland from the beautiful coast, spectacular cliffs, coves and beaches of southern-most Devon. Salcombe is situated close by with its picturesque estuary renowned for its sailing and sandy beaches. At the head of the estuary Kingsbridge town provides a comprehensive range of shops and other facilities.



# PROPERTY DETAILS

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## Property Address

Blackberry Cottage, Lower Town, Malborough, Kingsbridge, TQ7 3SE

## Mileages

Salcombe 2.5 miles, Kingsbridge 3.5 miles, Totnes 16 miles (distances are approximate)

## Services

Mains electricity, gas, water, drainage. Gas central heating.

## EPC Rating

Current: C, Potential: C

## Council Tax Band

C

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- Renovated to a high standard
- No chain
- Investment potential
- Light and airy living spaces
- Old and modern character
- Double bedrooms
- Enclosed garden

## 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.

## Directions

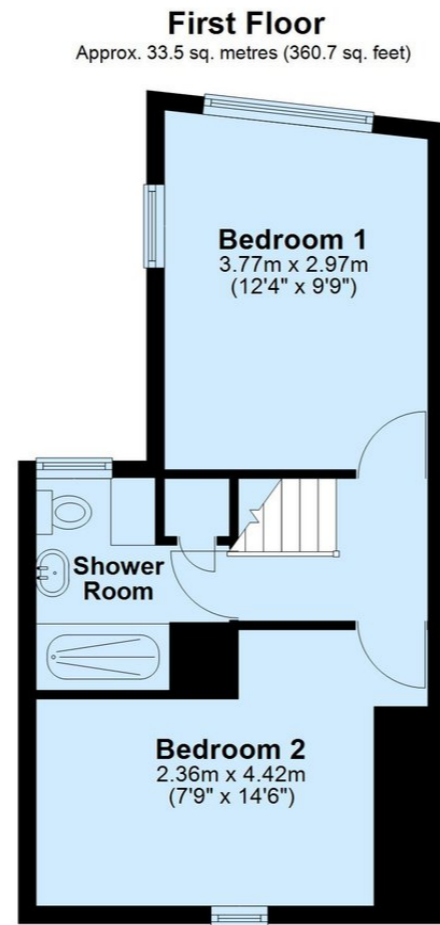
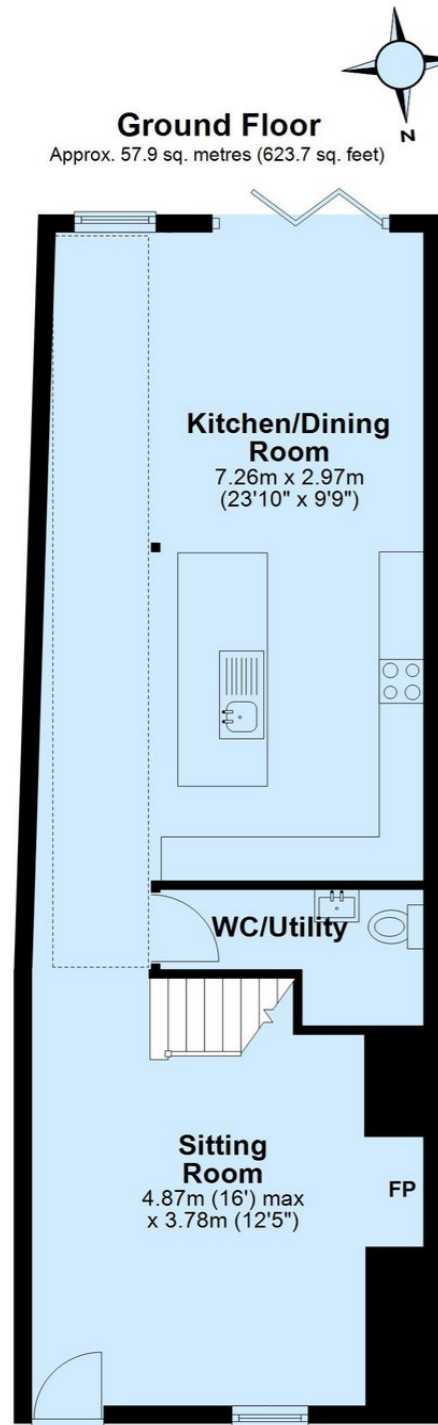
On entering Malborough, turn off the A381 into Collaton Road (signposted Sharpitor). Almost immediately, take the first turning on the right into Lower Town, and the property will be found a short distance along on the left-hand side.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.



# FLOOR PLAN



Total area: approx. 91.5 sq. metres (984.4 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