



Victoria Bolt
estate agents
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Holbeton, South Hams

Guide Price £215,000

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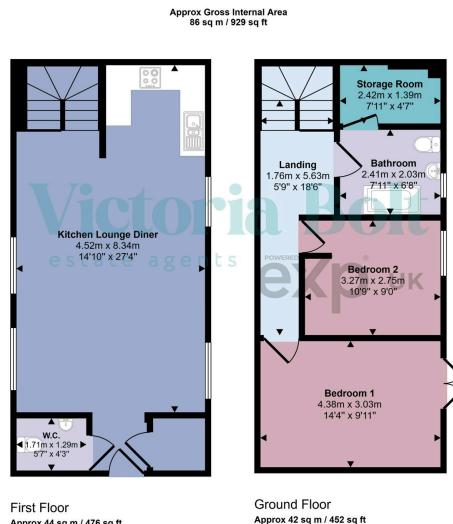


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- Located in the heart of the desirable village of Holbeton
- Reverse level layout with vaulted first-floor lounge/diner and kitchen
- Ground-floor storage room/utility room
- Garden area
- Close to beaches, coastal walks and South West Coast Path
- Character cottage within the former cider press in need of modernisation
- Two ground-floor bedrooms plus family bathroom
- Allocated parking for two cars
- Walking distance to pub, school and amenities
- Ideal main home, second home or holiday retreat



A unique two-bedroom cottage in the centre of Holbeton, featuring an impressive vaulted lounge/diner and kitchen on the upper floor, ground-floor bedrooms with garden access, and private outdoor space. Perfectly positioned for beaches, countryside and village amenities.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		33
(1-20) G	1	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	