

SHIRE COTTAGE, 56 CHURCH STREET KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

SHIRE COTTAGE

Description

A charming Grade II listed two-bedroom, mid-terraced character cottage, ideally located within easy reach of the town's amenities and conveniences.

56 Church Street beautifully combines period charm with surprisingly spacious accommodation, offering far more than you might expect from a traditional Grade II listed stone terraced cottage.

Thoughtfully extended, the property features a well-appointed kitchen with plenty of units with integrated appliances, and benefits from a practical utility area with skylight and access out to the rear, adding valuable everyday convenience. The sitting room is dual aspect with central fireplace and has a useful understair storage space.

Upstairs is a bathroom with shower above the bath and two good size, double bedrooms. Bed one has built-in storage and bed 2 has a stunning high vaulted ceiling with skylight and exposed beams creating a wonderful sense of light and space.

Outside rear is a small patio area and steps leading up to the tiered garden with decked seating area which has lovely views across town.

- Shared access to the private rear gardens

This delightful home presents a rare opportunity to enjoy historic character, generous living space, and a highly desirable town-centre location.

Situation

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

Directions

what3words - ///daylight.star.warms

From our office at the top of Fore Street bear right into Duncombe Street and then bear right again into Belle Vue Road which leads into Church Street after the zebra crossing. No 56 will be half way along on the left hand side.



PROPERTY DETAILS

Property Address

Shire Cottage, 56 Church Street, Kingsbridge, Devon TQ7 1DD

Mileages

Dartmouth 12 miles; Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate).

Services

Mains electricity, gas, water and drainage. Gas combi boiler for central heating and hot water.

EPC Rating

Band D. Current: 64, Potential: 86

Council Tax Band

B

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

Tel: 01803 861234.

Key Features

- Grade II, mid terraced character cottage
- Fitted kitchen with integrated appliances
- Spacious sitting room with fireplace
- Utility room
- Family bathroom
- Two double bedrooms, one with vaulted ceiling with exposed beams
- Tiered rear garden with decked seating area
- Lovely far reaching views over Kingsbridge

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

