

CHAPEL COTTAGE WHITEHALL MANOR



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

CHAPEL COTTAGE

Description

A rare opportunity to own a unique and characterful home which includes the converted part of what is believed to be have been the 16th Century chapel of the monks from Buckfast Abbey. Whitehall Manor includes 12 properties (the majority of which are currently full-time residents) set within approximately five acres of well maintained communal gardens. Blending historic charm with modern living, the property provides light-filled accommodation throughout.

You enter into the spacious hallway which has built-in storage, stairs to the first floor and a cloakroom. At the heart of the home is the open-plan kitchen, dining and sitting room, including a vaulted ceiling with exposed beams and stone fireplace in the sitting area which creates a dramatic yet welcoming living space. The kitchen is galley style with plenty of fitted units and there's ample space for a dining table and chairs. This layout lends itself perfectly to both everyday living and entertaining.

The property comprises two double bedrooms, complemented by a stylish bathroom. Adding to its appeal is a mezzanine area, overlooking the main sitting area below—an ideal space for working from home or quiet reflection, while enjoying the architectural character of the building.

Externally, the property benefits from a private patio garden, providing a tranquil outdoor retreat for al fresco dining or relaxing. A detached garage offers secure parking and additional storage.

Surrounded by five acres of beautifully landscaped communal grounds, with tended lawns, planted borders, pond and a variety of mature trees this exceptional home enjoys a peaceful setting, perfect for those seeking a blend of countryside charm and community living.

A truly distinctive home, combining period elegance with contemporary comfort.

Situation

Churchstow is a popular village being close to Kingsbridge yet benefiting from a village community with pub, shop, and church. It is also within easy reach of some of the best beaches in the area including Bantham and Thurlestone and to the dramatic walks over the South Devon Coastal Path. The market town of Kingsbridge has a Primary School and Community College and offers a good range of shops, swimming pool and leisure facilities along with golf courses at Thurlestone, Bigbury and Dartmouth.

Directions

what3words - [televiserocker.sprinkle](https://www.what3words.com/televiserocker sprinkle)

From Kingsbridge take the A379 towards Plymouth. As you approach Churchstow, just after the entrance to South Hams Business Park you will see the entrance to Whitehall Manor on the left-hand side, follow the private drive down to the visitor's parking area which is located on the left.



PROPERTY DETAILS

Property Address

Chapel Cottage, Whitehall Manor, Churchstow, Kingsbridge, Devon TQ7 3QR

Mileages

Kingsbridge 1 mile; Modbury 6 miles; Salcombe 7 miles; Totnes 13 miles;
A38 Devon Expressway 10 miles
(distances are approximate)

Services - Mains electricity, water and drainage. Economy 7-night storage heaters.

EPC Rating - Band E. Current: 43, Potential: 63

Council Tax Band - E

Tenure

Leasehold - 999 years from 26th September 1988
Current Maintenance charge of approximately £220 per month including £50.00 annual ground rent
The property can be used as a holiday home, but under the terms of the lease, may NOT be holiday let.

Authority

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

Key Features

- All large kitchen appliances are included in the sale
- Spacious open plan, kitchen, dining and sitting room
- Vaulted ceiling, exposed beams, stone fireplace
- 2 double bedrooms
- Bathroom and cloakroom
- Mezzanine level overlooking the sitting area
- Paved patio garden
- Detached garage and parking
- 5 acres of communal grounds to enjoy

Fixtures & Fittings

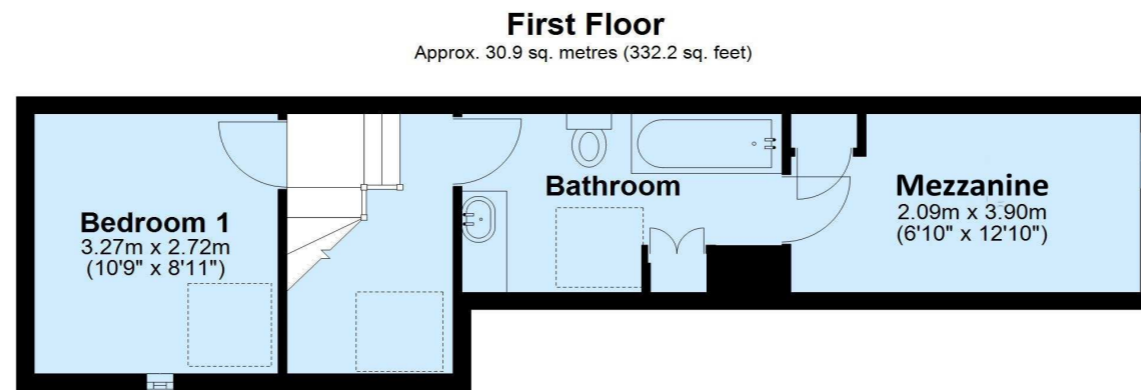
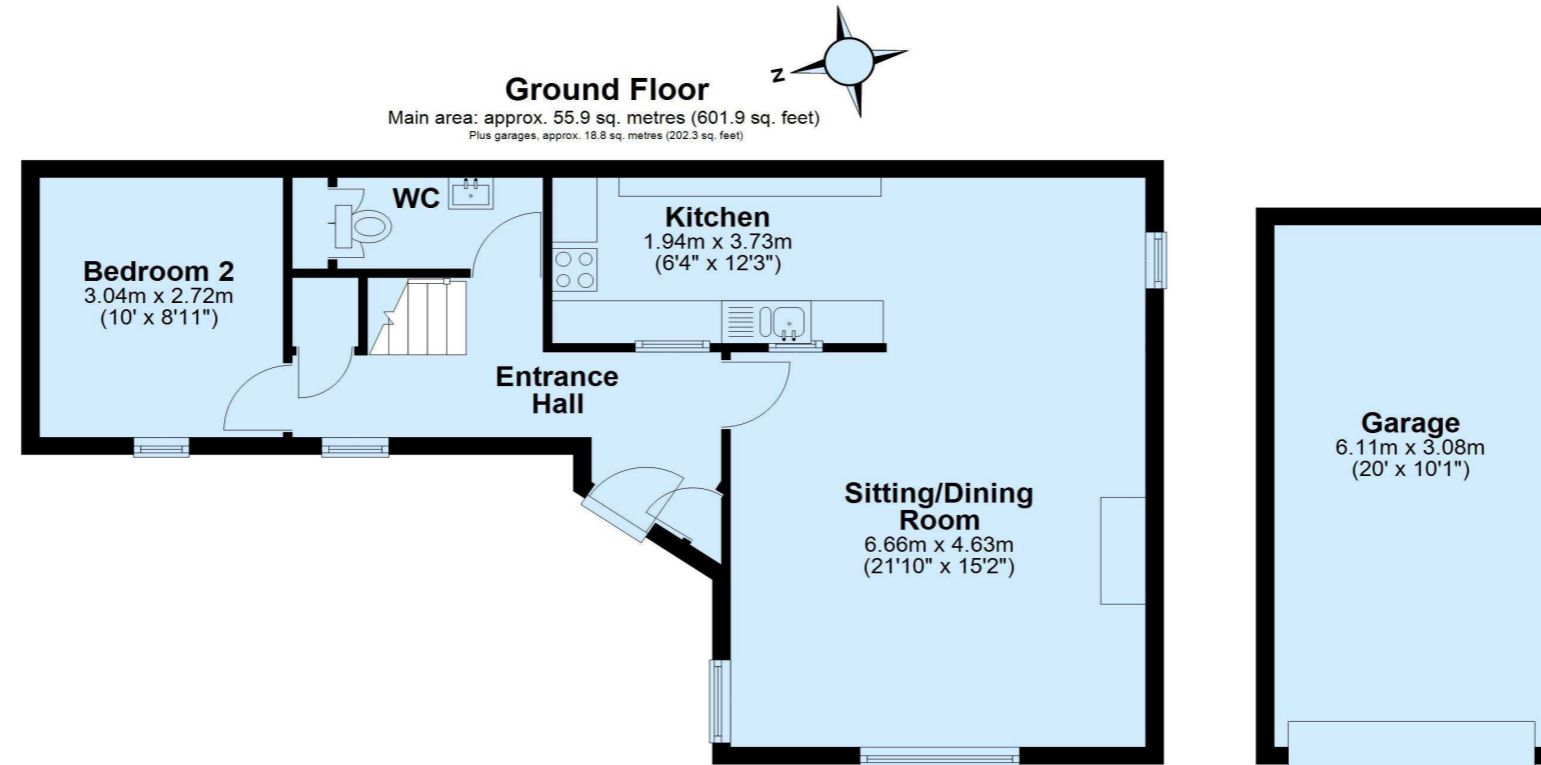
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Main area: Approx. 86.8 sq. metres (934.1 sq. feet)
Plus garages, approx. 18.8 sq. metres (202.3 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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