Luscombe Maye
Since 1873

Farriers Cottage, Kingston, South Devon

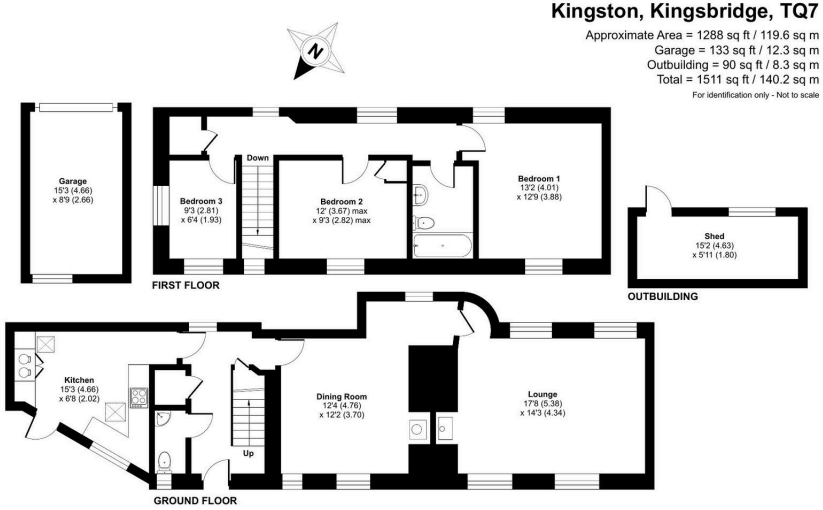
3 1 2

SITUATION & DESCRIPTION

Farriers Cottage is a captivating Grade II listed thatched cottage, embodying charm and located in a sought-after village near the beach. The original front door leads into a hallway, showcasing stunning stone steps to the first floor. The cottage brims with utterly charming features, including an inglenook fireplace and exposed beams in the cosy living room, exposed beams and a wood burner in the dining room along with delightful window seats and sills. The accommodation is spacious, offering two reception rooms, a kitchen/breakfast room with an Aga and a cloakroom on the ground floor. The first floor offers two sizable double bedrooms, a smaller bedroom and a family bathroom. The garden at Farriers Cottage is truly enchanting, featuring various areas for enjoyment, a vegetable patch and a practical stone-built outbuilding with power and lighting. Granite troughs, a water feature, and a beautiful flagstone path just add more to the thatched cottages delightful character. In addition there is a useful single garage. Kingston is a sought after village in the South Hams area of South Devon and Cobblestones occupies a superb location within walking distance to both Wyscombe and Wonwell Beaches. The nearest town of Modbury is about 3 miles away, the larger town of Kingsbridge, offering a greater and wider range of recreation and commercial facilities is about 8 miles distant and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 10 miles to the north. Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty'. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, baker, grocers, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile library. Nearby is the magnificent South Hams coastline, offering fine cliff top and coastal walks, beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses being available at Thurlestone and Bigbury, and Dartmoor National Park is within easy reach to the north.

Kingston, Kingsbridge, TQ7

Approximate Area = 1288 sq ft / 119.6 sq m
Garage = 133 sq ft / 12.3 sq m
Outbuilding = 90 sq ft / 8.3 sq m
Total = 1511 sq ft / 140.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Luscombe Maye. REF: 1321083

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- Grade II listed thatched cottage full of character
- Original front door and stunning stone staircase
- Dining room with wood burner, exposed beams and charming window seats
- Three bedrooms and a family bathroom upstairs
- Vegetable patch, granite troughs and water feature
- Located in a sought-after village near the beach
- Cosy living room with inglenook fireplace and exposed beams
- Spacious kitchen/breakfast room with Aga and ground floor cloakroom
- Enchanting garden with multiple seating areas
- Stone-built outbuilding and single garage

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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