



Woodpecker Cottage, Kernborough

Guide Price £1,200,000

HARRIET
GEORGE



Woodpecker Cottage

Kernborough, Kingsbridge

- Quiet rural location close to the coast
- Beautifully presented accommodation
- Bespoke kitchen with AGA
- Sitting room with wood burning stove
- 3 Beds and 3 baths, potential for 4th bedroom
- Stunning formal gardens
- Meadow with Hartley Botanic Glasshouse
- Off road parking for a number of vehicles
- Fibre broadband
- Over 2 acres

Kernborough is a friendly hamlet, in an idyllic and rural part of the South Hams yet convenient to several, well-served local villages including Chillington which has a post office/shop and health centre and Stokenham, with its parish church, primary school and two highly-regarded pubs.

The picturesque village of South Pool is just under 2 miles from the property and is known for its strong community spirit and the renowned Millbrook Inn, a fabulous award winning pub.

The house is equidistant to the waterside towns of Salcombe and Dartmouth. Kingsbridge, which offers extensive facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College, is just 5 miles away.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



Once two cottages and a detached barn, Woodpecker Cottage has been thoughtfully renovated to create a characterful home with flexible accommodation. There are many traditional features such as exposed ceiling beams, window seats and fine stone fireplaces.

All of the ground floor rooms benefit from doors to the garden providing a wonderful inside, outside flow. At one end there is a lovely kitchen dining room with handmade kitchen, AGA, wood burning stove and adjacent utility room. Beyond there is a beautiful living room with exposed beams, wooden floors and wood burning stove.

Off the double height entrance hall is what once was a two storey barn. This has been incorporated into the house with a second entertaining kitchen and French doors to the garden, shower room and on the first floor is a galleried studio which could be a 4th bedroom.

There are three bedrooms on the first floor of the cottage. The principal bedroom has vaulted ceilings which enhances the feeling of space; a few steps lead down to a generous bathroom with central free standing bath and separate shower and at the rear of the bedroom is a dressing room. A second staircase from the cottage kitchen leads up to two bedrooms and a shower room.

The gardens and grounds are an absolute delight. Beyond the formal gardens, the meadow with glass house is stock fenced. At the bottom of the garden is a pond fed by the stream that runs down to South Pool and out to sea, there are plum, apple and cherry trees and access on to a bridleway. On the opposite side of the road is an ancient orchard with a mixture of apple trees and a large pear tree.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.







Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.