

ROCK COTTAGE

RINGMORE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Rock Cottage | Ringmore | Kingsbridge | Devon | TQ7 4HL

This beautiful romantic cottage lies in the heart of a picturesque coastal village rich in history with its 13th Century pub and smuggling past. The cottage is only a short stroll away from the glorious south hams coastline and Ayrmer Cove beach. This cosy cottage offers a wealth of character and period features including exposed stone walls, exposed beams and a wood burner. On the ground floor there is an open plan sitting and dining room with an array of period features and plenty of space for family living and entertaining. There is a separate kitchen which has been fitted with a range of modern units. On the first floor there are 3 bedrooms and a family shower room. Outside there is a delightful lawned garden with views over the surrounding countryside, storage shed and ample of space for alfresco dining. The parking for the property is on the rock to the side of the cottage and adjacent to the road.

Ringmore is an old smuggling village situated at the head of a valley with picturesque views to Bigbury Bay and Ayrmer Cove beach, which is about 20 minutes walking distance from the village with its secluded beach and stunning cliff top walks. In the village itself is an award winning 13th century pub/restaurant and local church. At St Ann's Chapel there is a Post Office and well-stocked general store which offers a delivery service to the church. The village is on a once-a-week bus route, but also with Fare Car services and 5 miles away from the Georgian town of Modbury. For more comprehensive shopping centres Kingsbridge is to the east and the city of Plymouth is to the north west.

Key Features

- Grade II listed quintessential thatched cottage
 - Short walk from Ayrmer Cove and beach
 - Perfect holiday home or investment buy
 - Located in the heart of a pretty coastal village with 13th century pub
 - 3 Bedrooms and family shower room
 - Many original and character features
 - Sitting/dining room with open fireplace
 - Lovely garden with views of countryside
 - Off road Parking
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Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

4 Broad Street, Modbury, PL21 0PS



Property Details

Services:	Mains electricity, water & drainage. Economy 7 night storage heating.
Council Tax:	Band D
Tenure:	Freehold
Authority:	South Hams District Council

Fixtures & Fittings

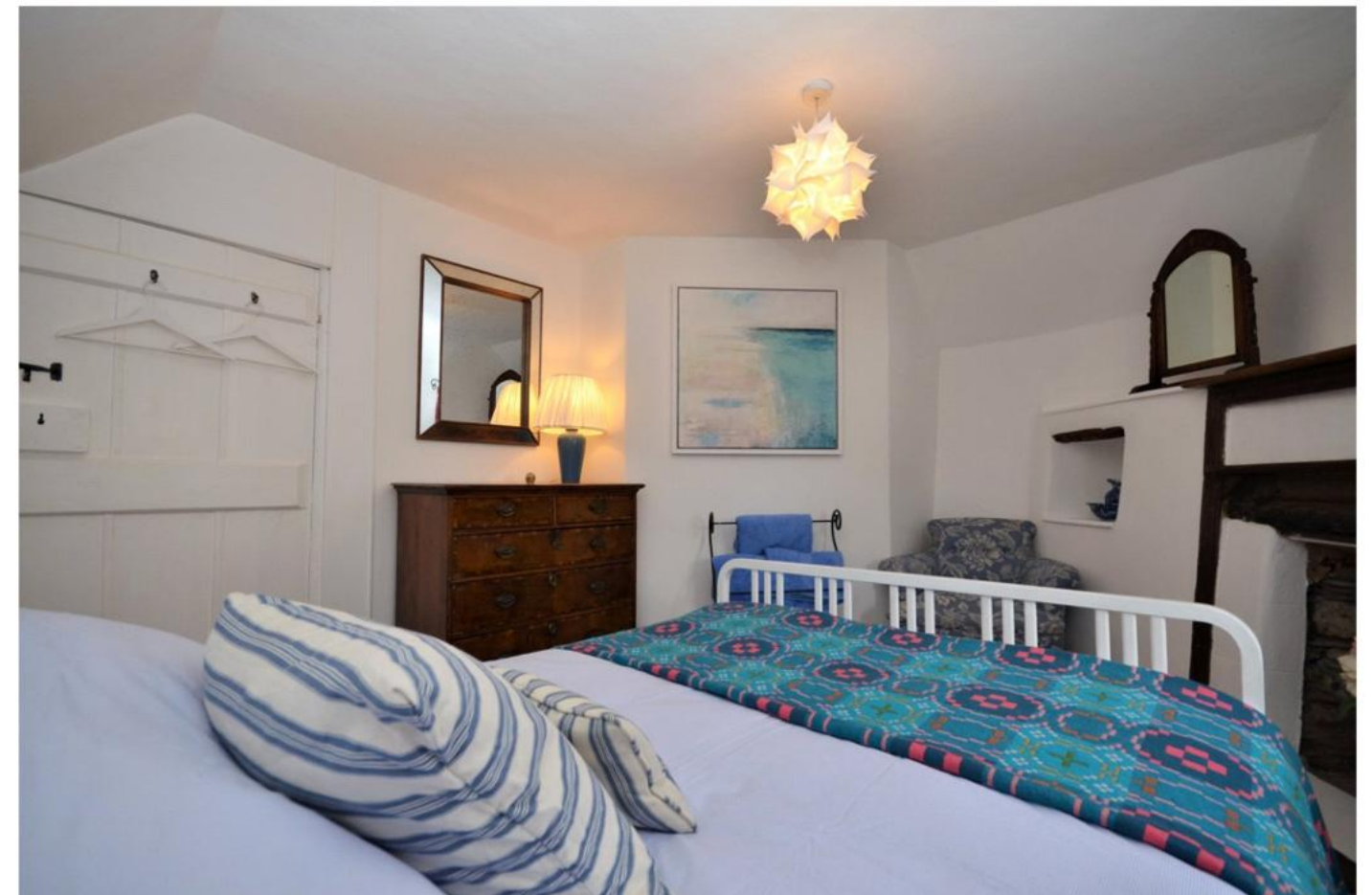
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Turn off the Modbury/ Kingsbridge A379 road about one and a half miles out of Modbury at Harraton Cross. Follow the signs to Bigbury. Follow this road for about two miles and at St Ann's Chapel, turn right at the crossroads by The Pickwick Inn signposted to Ringmore. After about a mile you will reach the village of Ringmore. On entering the village follow the main road to the left. Continue on the road passing through the village where the cottage can be found on the left hand side.

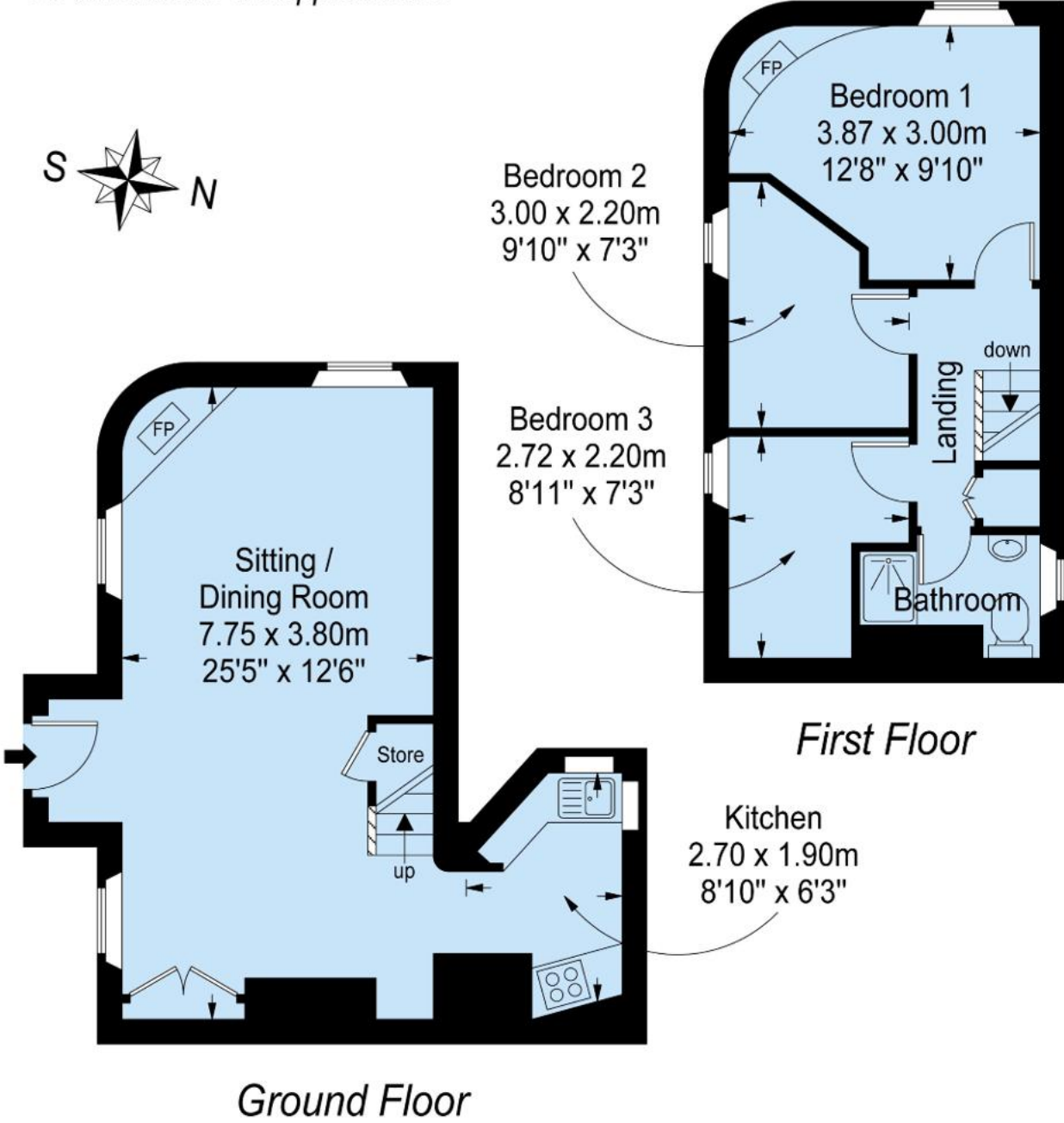
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163



FLOOR PLAN

NB. This Floorplan is for illustrative purposes only.
All dimensions are approximate.



Total area 64.57 Sq.m
(695 Sq.ft) Approx.



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.