

TOWN WAYE EAST PRAWLE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

TOWN WAYE

Description

Steeped in character and brimming with period charm, this delightful Grade II listed, attached thatched cottage nestled within a picturesque coastal setting, offers a rare opportunity to acquire a quintessential country home full of character features.

The welcoming entrance porch leads into the entrance hall, where useful storage beneath the staircase provides a practical solution for coats, boots and household essentials.

The dual-aspect kitchen/dining room, combines traditional cottage character with everyday functionality, including an AGA, built-in storage cupboards, fitted units, window seat, and has space for a dining table and chairs. The sitting room provides a cosy retreat, and has a door providing direct access outside, perfect for enjoying the surrounding setting during the warmer months. Completing the ground floor is a modern shower room, adding flexibility and practicality to the accommodation.

Upstairs, there are two generously proportioned double bedrooms. The principal bedroom benefits from a wash hand basin and built-in storage, while the second bedroom offers comfortable accommodation for family members or guests. A well-appointed bathroom serves both bedrooms.

Outside, the property enjoys a small area of outdoor space, providing a pleasant spot to sit and relax while enjoying the cottage's charming surroundings. On-street parking is available nearby for added convenience.

Offering a wealth of period character, including its attractive thatched roof and listed status, this enchanting cottage is perfectly suited to those seeking a distinctive home with historic appeal, whilst still providing comfortable and practical living accommodation.

Situation

East Prawle is Devon's southernmost village, just inland from Prawle Point, close to some truly spectacular and beautiful coastal scenery and a number of remote beaches and coves. The village itself has a very good pub, popular with the locals and a seasonal café and shop (closed in winter). It's a short drive from the market town of Kingsbridge where there is a good range of shopping and other amenities. Also, nearby is the estuary harbour and sailing centre of Salcombe, which can be approached via passenger ferry from East Prawle's neighbouring village East Portlemouth.

Directions

what3words - ///survived.fronted.bathtubs

From Kingsbridge take the A379 coastal road towards Dartmouth. After about three miles, and in the centre of the village of Frogmore, turn right over the bridge following signs for East Prawle. Proceed along this road for about one mile and then turn left, signposted East Prawle. Continue to follow the signs for East Prawle, then on entering the village turn left into Town Road, follow the road around going past the Coastguards Station and the right turn to Higher Park, where a little further on you then see the property on your right-hand side.



PROPERTY DETAILS

Property Address

Town Waye, East Prawle, Kingsbridge, Devon TQ7 2DD

Mileages

Kingsbridge 8 miles; Salcombe 14 miles; Dartmouth 15 miles;
A38 Devon Expressway 18 miles; Totnes with Rail link to London Paddington 19 miles
(distances are approximate).

Services

Mains electricity, water and drainage. Oil fired Rayburn. Mains wired alarms.

EPC Rating

Band G. Current: 14, Potential: 66

Council Tax Band

C

Tenure

Freehold

Authority

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

Key Features

- Charming Grade II listed thatched cottage
- Partially updated by the current vendor
- Character features, exposed painted beams, window seats
- Kitchen/dining room with Aga
- Sitting room
- Two double bedrooms
- New modern shower room and separate bathroom
- Available with vacant possession
- Sought after coastal village with a good community

Fixtures & Fittings

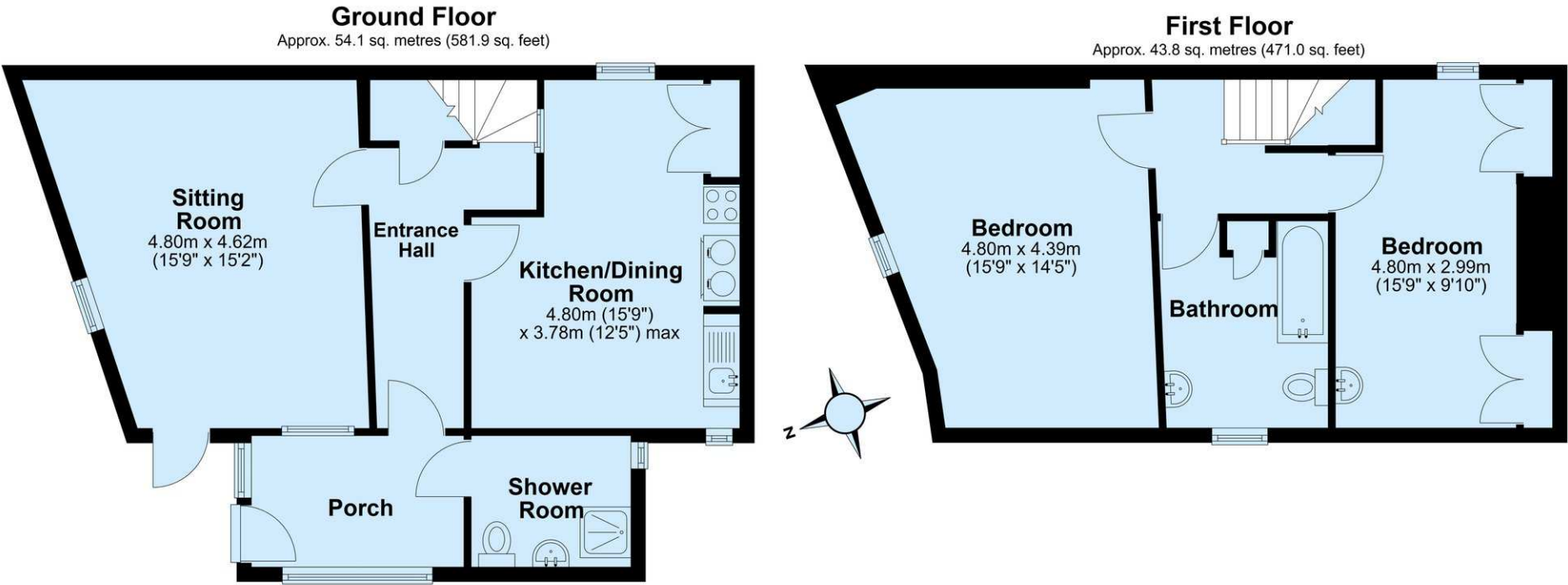
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Total area: approx. 97.8 sq. metres (1052.9 sq. feet)

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