



## Magnolia Cottage, South Pool

Guide Price £650,000

HARRIET  
GEORGE

# Magnolia Cottage

South Pool, Kingsbridge

A stylishly renovated stone cottage in the heart of this much sought-after village.

The picturesque village of South Pool sits at the head of South Pool Creek, a tidal inlet off the Kingsbridge and Salcombe Estuary. The village has a strong community spirit with many events being held throughout the year, including the Church Fete, annual Nativity play and the very famous Duck Race! There are lovely footpaths in and around the village and there is a pontoon where villagers can keep their boats. The Millbrook Inn, a fabulous award winning pub, known for its gastro food and craft ales is very much in the heart of South Pool.

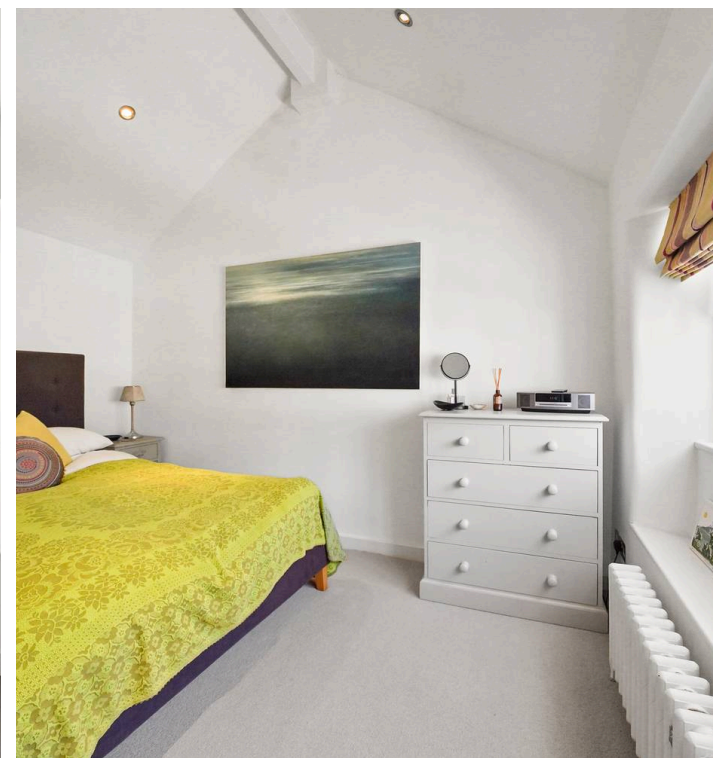
The neighbouring village of East Portlemouth has a long sandy beach and provides easy access to Salcombe via a short passenger ferry ride. Port Waterhouse offers hassle-free boating - moorings, parking and storage and a paddle board school. There is also a bar / cafe that's open during the main summer season. The recently opened Village Farm and Artisan Centre and The Old Stable, are both wonderful additions to the local area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



This charming double fronted cottage has been thoughtfully renovated by the current owners. Ideally positioned in the heart of the village, it offers beautifully presented accommodation with easy to maintain outside entertaining space.

On the ground floor is an open plan kitchen dining room with underfloor heating and feature fireplace. The contemporary kitchen is well fitted and beautifully lit with roof lights and bi-fold doors to the paved garden. There is a small, but useful, utility cloakroom and planning permission has been granted to create a snug with WC and frameless corner window overlooking the stream. The cosy sitting room has an attractive stone chimney breast with wood burning stove.

There are two bedrooms with vaulted ceilings on the first floor and a lovely bathroom with views.

The private courtyard garden backs onto the stream that runs through the village and there is parking on the road outside the cottage.

This exquisite property would be a wonderful holiday let and rental projections are available on request.

### **SERVICES**

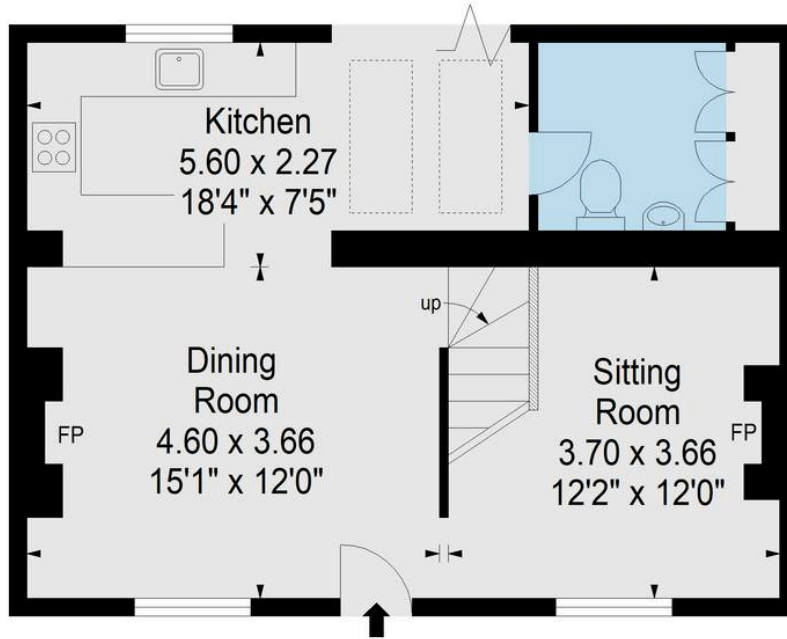
Mains water, drainage and electricity.

### **DIRECTIONS**

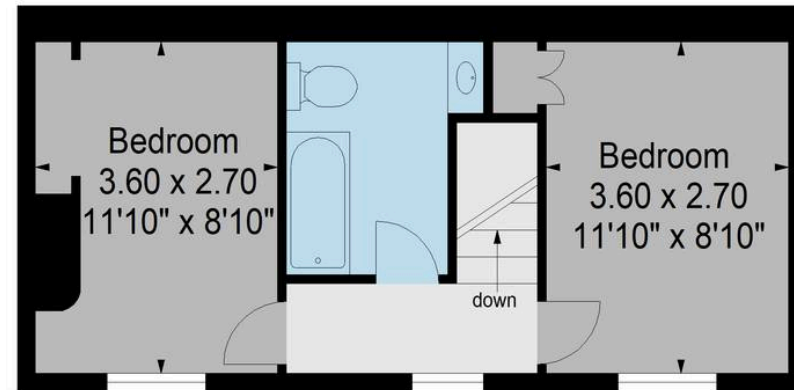
Proceed from Kingsbridge on the A379 towards Dartmouth. At Frogmore turn right over the bridge towards South Pool. Continue along this road for about 2 miles, proceed through the village and Magnolia Cottage will be found on the left hand side, just after the Millbrook Inn.



Approximate Gross Internal Area = 83.15 sqm / 895 sq ft



Ground Floor



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale.

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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.