



## Friends Cottage, Ford

Guide Price £850,000

HARRIET  
GEORGE



# Friends Cottage

Ford, Kingsbridge

- Charming period cottage
- Recently refurbished
- Well proportioned accommodation
- Generous sitting room with wood burning stove
- Walled courtyard
- Beautiful formal garden with far reaching views
- Orchard with mature fruit trees
- Sitting in approximately an acre
- Double garage
- Driveway parking

Ford is a small hamlet in the heart of the South Hams' rolling countryside yet is convenient to several, well-served villages including Chillington which has a general store/post office, health centre and pub and Stokenham with its parish church, primary school and two highly regarded pubs.

The picturesque and highly sought after village of South Pool is just over a mile away and sitting at the head of South Pool Creek, off the Kingsbridge & Salcombe Estuary is known for its strong community spirit and the renowned Millbrook Inn, a fabulous, award-winning pub. There are numerous rugged coastal walks as well as pristine sandy beaches within a couple of miles of Friends Cottage.

The larger, waterside towns of Kingsbridge, Salcombe and Dartmouth are within easy reach and offer a wide range of amenities including health centres, supermarkets, sports centres as well as a numerous cafes, shops, restaurants and pubs. The highly regarded Kingsbridge Community College is just over 5 miles away.



Friends Cottage is a deceptively spacious cottage which, having been refurbished, blends charming period features with modern family living.

The ground floor living accommodation comprises a wonderful kitchen/diner with ample storage and integrated appliances including a dishwasher, SMEG Range cooker with induction hob and American-style fridge freezer. French doors lead to the walled courtyard, the perfect spot for alfresco dining. The generous living room has an abundance of characterful features including exposed beams and a large feature fireplace with wood burning stone. There is a snug/study on this floor as well as a utility room and cloakroom.

The first floor offers a beautiful, dual aspect principal bedroom with adjoining walk-in wardrobe and en-suite shower room; the vaulted ceiling creates a wonderful feeling of space and there is also an external door with steps to the courtyard and garden. There are four further bedrooms, one of which has an en-suite shower room, and a family bathroom.

Outside, the central walled courtyard leads to an elevated garden bordered by mature shrubs and trees which offers far reaching over the surrounding countryside views.

Beyond the formal gardens, there is a stone built stable and orchard with many well established fruit trees, all of which extends to around an acre.

To the front, there is ample driveway parking for two cars and a double garage.

### **SERVICES**

Mains electricity and water. Private drainage, Oil fired central heating and Solar PV

### **DIRECTIONS**

What3Words - [///meal.snoozing.pure](https://www.what3words.com/meal.snoozing.pure)





Approximate Gross Internal Area = 229.4 sqm / 2469 sq ft  
 (Excluding Garage/ Storages)  
 Garage  
 Approximate Gross Internal Area = 24.8 sqm / 267 sq ft

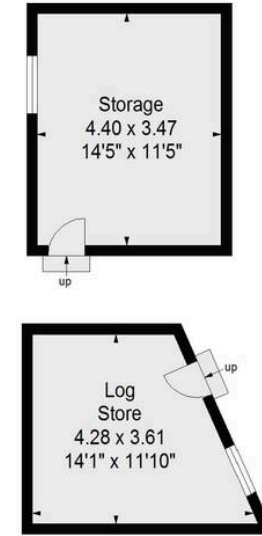


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

# Harriet George Properties Limited

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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.