



Rose Cottage



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Cockington Village, Torquay, Devon, TQ2 6XA

Torquay Seafront 1 Mile Dartmouth 11 Miles Totnes 10 miles  
Exeter 21 miles

Rose Cottage is situated in the idyllic village of Cockington, hidden in a deep valley just one mile from the bustle of Torquay where there are golden beaches, cliff walks, golf courses and local amenities.

- Beautiful Thatched Cottage
- Approximately 1.5 Acres
- Potential Income Options
- EPC Band D
- Garage & Parking
- Beautiful Gardens
- Council Tax Band F
- Freehold

## Offers In Excess Of £900,000

### SITUATION & DESCRIPTION

Rose Cottage is a delightful and historic detached four bedroom, Grade II Listed cottage of rendered cob and stone rubble under a thatched roof with brick chimney shafts, believed to have been constructed in the 18th century, possibly with earlier origins, as a farmhouse. The property is set in approximately 1.5 acres of well-tended gardens and grounds, a lovely freshwater stream meanders through the grounds with ponds, waterfalls and pretty bridges linking the garden areas. The current owners have, for the past 20 years, run a successful family business in the form of Tea Gardens and open air restaurant, which could be continued and developed further by the new owners, run by a manager, or closed and returned to private garden.

Rose Cottage is situated in the idyllic village of Cockington, hidden in a deep valley just one mile from the bustle of Torquay where there are golden beaches, cliff walks, golf courses and plenty of recreational facilities. Cockington is often referred to as the most beautiful village in England, and is the epitome of the chocolate box postcard English village. With more than its fair share of thatched houses, a lovely old pub, village shops and local businesses, Cockington is really somewhere very different. Surrounded by Torquay, it retains its individuality and rural charm. This is a unique opportunity to live in a country paradise, yet only a short distance from the centre of one of England's favourite resorts, and within walking distance from the beach.

Nearby Torquay is situated on the South Devon coast and was a grand anchorage favoured by the Royal Navy during the Napoleonic Wars. Torquay soon benefited from their presence as smart lodging houses were built to accommodate the officers. With a south-facing aspect, miles of sandy beaches and the arrival of the railway in 1848, its growth as a holiday destination for the rich and famous was spectacular. Tor Bay was chosen for the 1948 Olympic sailing events and the harbour with its large marina, elegant Georgian terraces, palm trees and subtropical gardens, remains the most attractive area.



## ACCOMMODATION

A thatched rustic entrance porch leads to the panelled front door which opens to the hallway with quarry tiled flooring. To the left is the sitting room, a room full of character with an inglenook fireplace and beamed ceilings, a window seat overlooks the front garden and there is a door leading to the rear garden. On the other side of the entrance hall is the dining room with an exposed brick wall to one side, window seat overlooking the rear garden and a wood burning style stove on a brick hearth. The dining room is open to the kitchen which is on a lower level and separated by a gallery and steps with carved balustrade. The recently replaced kitchen has a range of green shaker style wall and floor units under a granite work surface with inset sink, integrated microwave and fridge/freezer, and is finished off with tiled flooring. There is a range cooker at the far end under an extractor hood. From the sitting room a turned staircase with timber balustrade and handrail rises to the half landing with library area with fitted bookshelves and cabinet. Stairs continue to the first floor landing with plank doors to the separate rooms. The master bedroom suite occupies the entire second floor and is a delightful and unusual room featuring the original ceiling timbers, fitted bookshelves, wall cabinets and timber casement window overlooking the rear gardens. There is a dressing area with walk-in fitted wardrobes and fitted dressing table with cabinets beneath, following through to the en suite shower room with a storage cupboard. On the first floor are three further bedrooms which share the family bathroom, bedroom two has a fitted work station and wardrobes and bedroom three has fitted wardrobes with a storage cupboard.

**TEA ROOMS ;** Rose Cottage as a lovely home in itself, but it also offers the rare bonus of fully equipped and licensed tea gardens catering for 185 covers. New owners could choose to take over the business and run it themselves, expand it further, employ a manager, or close it down and revert the gardens to private use and apply for planning for alternative use of the buildings. It has been run by the current owners as a family business for 20 years to supplement their income and lifestyle and is famous for the gorgeous scones, cream teas and the beautiful setting overlooking the stream and waterfalls in the beautiful grounds. The whole property is kept to the highest of standards and enhanced by a pianist who plays during opening hours in a specially built Pergola.

## OUTSIDE

The picturesque grounds extend to approximately 1.5 acres of level and gently sloping well-tended gardens and grounds, a lovely freshwater stream meanders through the grounds with ponds, waterfalls and pretty bridges linking the garden areas. There is a double garage with adjoining storage sheds and a tarmac parking area for vehicles. There are several buildings associated with the business that could have alternative uses (subject to PP) if the business was not retained.

## SERVICES

Mains gas, electricity, drainage and water. Gas central heating. Standard and Superfast broadband supplied by Openreach available in the area. Mobile Network coverage likely from O2, Vodafone, EE and Three.

## LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay,  
Devon, TQ1 3DR.  
Tel : 01803 201201  
E-mail: fss@torbay.gov.uk

## VIEWINGS

Strictly by prior appointment only with Stags on 01803 200160.

## DIRECTIONS

From the Stags Torquay office proceed along the seafront towards Paignton on the A379 with the sea on your left and the Torre Abbey Meadows on your right. Continue along this road, after cresting the hill you will find a staggered junction on your right signed Cockington. Turn right here and pass under the bridge continue along this road along the valley floor to the village of Cockington. Rose Cottage is on your right as you reach the village centre.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

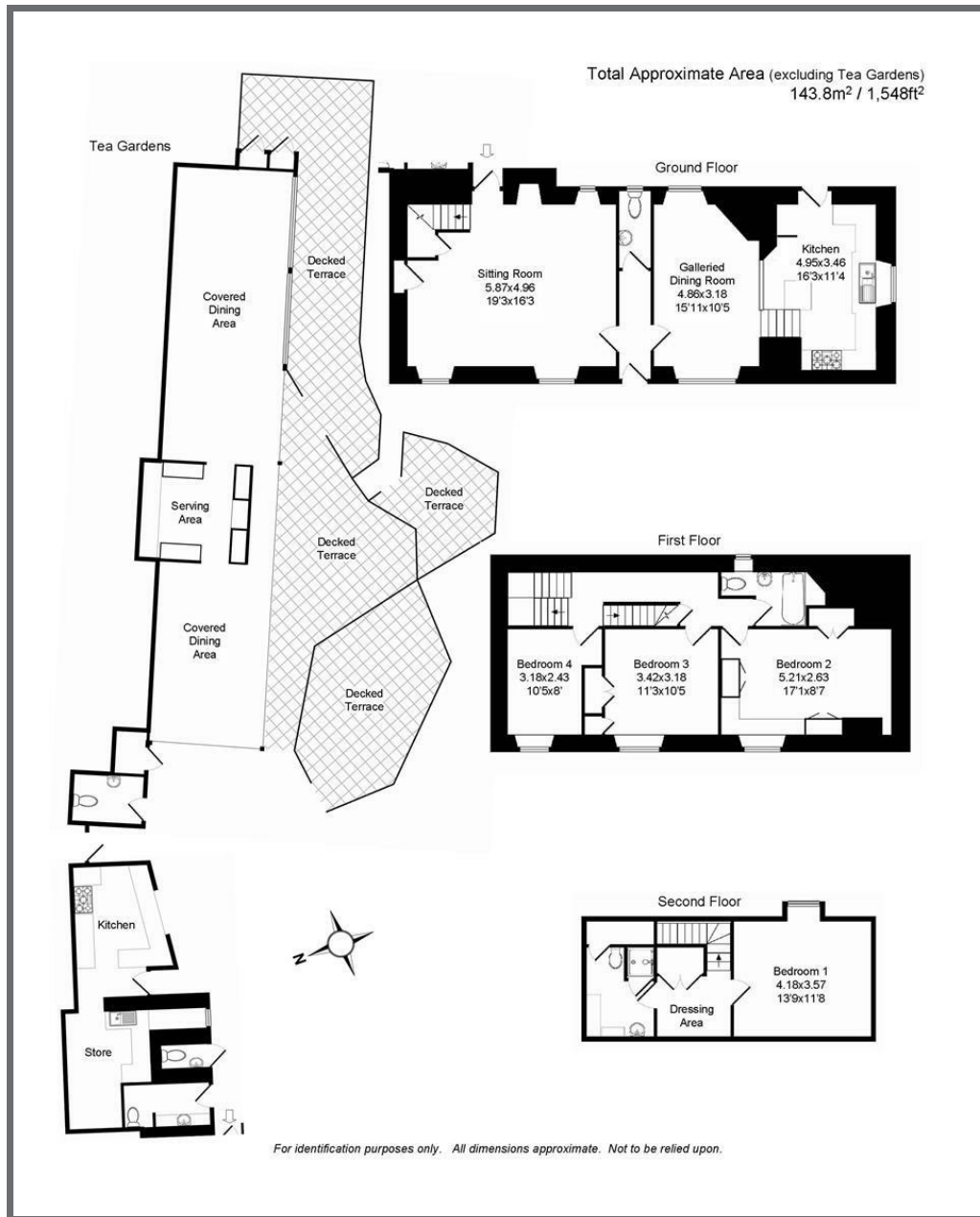


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 61      | 76        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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