



Myrtle Cottage

West Buckland, TQ7

Guide Price £550,000



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MYRTLE COTTAGE

West Buckland, Kingsbridge, TQ7 3AF

Beautifully restored Grade II listed thatched cottage blending original character with high-quality finishes throughout. Elevated garden with countryside views, garage and no onward chain, set in a sought-after South Hams location close to the coast.

The Property:

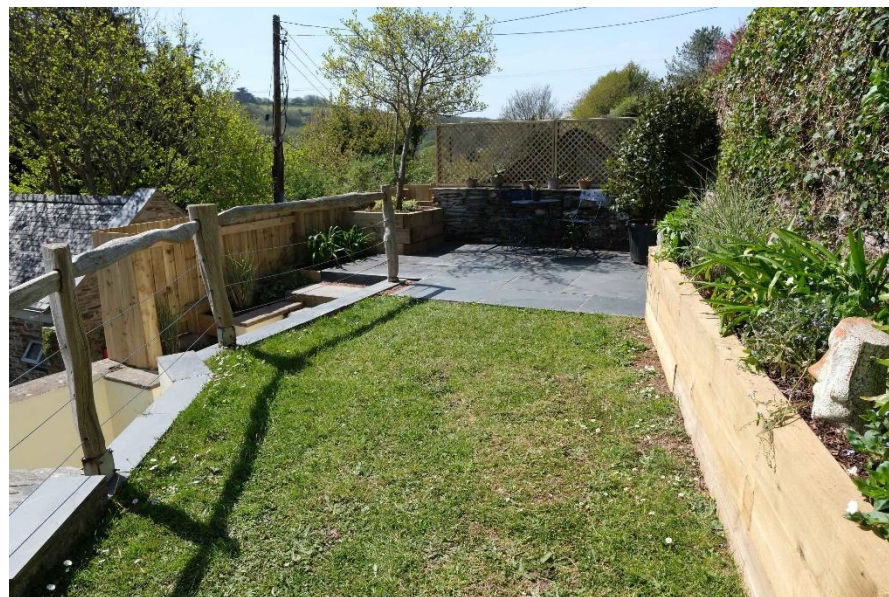
Tucked away in a beautiful countryside setting, this is a 400 year old cottage that has been carefully and thoughtfully restored — a genuine labour of love where every detail has been considered, yet the character and soul of the original home remain firmly intact.

You enter through a traditional stable door into an open-plan kitchen and living space that immediately feels warm, welcoming and full of charm. The atmosphere is unmistakable — exposed stonework, feature beams and an original inglenook fireplace create a wonderful sense of history, while the finishes and layout provide comfort for modern living. The solid limestone flooring, laid over damp-proof matting, adds both practicality and quality underfoot.

The kitchen has been finished to a particularly high standard, blending craftsmanship with functionality. Solid Caesarstone worktops sit alongside handmade French tiles, with a Belfast sink and Perrin & Rowe taps adding to the overall feel. A dual-control electric Aga provides both cooking and heating, working in harmony with the woodburner to create a cosy and efficient living space throughout the seasons. There is ample storage, an integrated dishwasher and space for a fridge freezer, along with room for a dining table — making this a sociable and well-balanced space. The living area itself offers further characterful touches, including a window seat and the original bread oven, now thoughtfully used as a log store.

To the rear, a bright porch — added in 2014 with full building regulations and listed building consent — provides a highly practical addition. With underfloor heating, Velux windows and another stable door leading out to the garden, it also houses a modern shower room with WC, basin and heated towel rail — ideal after a day at the nearby beaches or countryside walks. There is also useful space for coats, boots and everyday storage.





Upstairs, a bespoke handcrafted staircase with a monkey-tail bannister leads to three bedrooms, each continuing the theme of character and thoughtful design. The principal bedroom is particularly generous, with built-in wardrobes, a window seat, exposed stonework and beams, along with a lovely south-facing aspect.

The second bedroom enjoys views over the garden and includes a cleverly designed built-in desk/dressing area, while the third bedroom, positioned to the front, offers flexibility as a small double or large single, again with built-in storage.

The family bathroom has been finished with the same level of care, featuring Fired Earth tiles, a bath with shower over, basin set on Caesarstone, and an exposed Victorian-style shower rail — all combining to create a space that feels both timeless and well considered. Electric eco heaters serve the first floor.

Outside, steps lead up to a garden that enjoys elevated countryside views. A mix of lawn, raised borders and a patio area provides space to relax or entertain, with the setting lending itself perfectly to outdoor living. To the rear, a garage offers further potential — whether retained for parking, used as a workshop, or adapted to include utility space depending on individual needs.

The property is Grade II listed and retains single glazing in keeping with its character, complemented by a recently replaced thatched roof (approximately one year old). Positioned in a beautiful location close to the coast, it offers easy access to stunning beaches, countryside walks and a welcoming village community.

Services & Further Information:

Tenure: Freehold. Grade II Listed

Services: Mains electric, mains water and mains sewerage. Electric Heating, Aga and Woodburner.

Construction: Stone cob walls with thatched roof.

EPC Rating: F

Council Tax: Band C

Broadband Speeds: Superfast broadband available with speeds up to 41Mbps (Ofcom)

Flood Risk: According to the Environment Agency, the property is in low risk flood zone.

Planning or Development Issues: Permission granted for Summer Cottage (to the rear of the property and not visible by Myrtle Cottage)

Restrictive Covenants / Rights of Way: None known.





Approximate Gross Internal Area = 79.37 sqm / 854 sq ft
(Excluding Garage)

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



Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

6 The Anchor Centre, Bridge Street, Kingsbridge, Devon, TQ7 1SB

Tel: 01548856685

Email: sales@kingsbridgeestateagents.co.uk
www.kingsbridgeestateagents.co.uk