



Fuchsia Cottage



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4 South View Terrace, Slapton, Devon TQ7 2PP

Torcross 1 mile, Kingsbridge 7.4 miles, Dartmouth 7.8 miles

A delightful cottage of exceptional character with beautifully presented accommodation set in the heart of a much desired village.

- Characterful cottage
- Open-plan dining kitchen
- Sun lounge overlooking the garden
- Two stone outbuildings
- Freehold
- Three bedrooms
- Delightful sitting room
- Pretty gardens and views over the village
- No onward chain
- Council Tax Band E

Guide Price £495,000

## SITUATION & DESCRIPTION

Slapton is one of the prettiest and most desirable coastal villages in the South Hams, being almost mid-way between Dartmouth and Kingsbridge. It has a thriving local community, with two excellent pubs (both with restaurants), a well-stocked general store, village hall, chapel, 13th Century Church and historic monastic tower. The village is just a few minutes walk from the unspoilt two-mile stretch of Slapton Sands beaches, alongside the internationally famous Slapton Ley Nature Reserve with its extensive lake, woodland walks and Field Studies Centre and the surrounding area is known for its spectacular natural beauty.

It is believed that Fuchsia Cottage is over 100 years old and was originally two cottages. In recent years, it has been tastefully renovated and updated whilst at the same time retaining its original charm. The cottage is beautifully presented throughout and would be ideal as a permanent home or alternatively a great holiday home and is currently a successful and popular holiday let.



## ACCOMMODATION

The property is accessed at the front via an entrance porch which has a quarry tiled floor and an oil-fired boiler (hot water and central heating). A part obscure glazed door leads to the kitchen/dining room, this is a beautifully presented dual aspect room with oak flooring throughout, exposed ceiling beams and fireplace feature with an attractive arched brick surround. The well-fitted kitchen area has a comprehensive range of range of modern units including a stainless steel sink and drainer set in wood-effect work surfaces. There are integrated Lamona double oven/grill/microwave and hob with extractor hood above and integrated dishwasher and fridge. There is space and plumbing for washing machine. Door to rear courtyard.

Carpeted stairs lead to first floor and part-glazed door to the sitting room to a further dual aspect room of much character with feature fireplace having a stone hearth, exposed lintel above and canopy. Exposed ceiling beams, engineered oak flooring and French-style doors to the sun room which has a ceramic tiled floor, two Velux skylight windows, French-style doors with fine views over the garden and beyond.

On the first floor the landing has a fitted carpet and window to the rear. The two principle bedrooms are both extremely generous doubles, one having built-in wardrobes and enjoy similar delightful views from the front over the garden and beyond whilst bedroom three is an ideal children's room, currently with bunk beds. The bathroom is fully tiled and fitted with a suite in white comprising bath with thermostatically-controlled Mira shower over, hand wash basin, WC and heated towel rail/radiator. Electric wall mounted heater. Shelved lined store. Wood laminate flooring and Velux skylight.

## OUTSIDE

The property is approached over a pedestrian pathway which leads to the front of the other three cottages in the terrace.

Immediately at the front of the property is a gravelled terrace which is southwest facing and thus enjoying the sun for much of the day. A couple of steps lead down to the garden, which is predominantly lawned for easy maintenance, with planted borders and a further paved terrace at the bottom. There are also two useful outbuildings power and light connected.

To the rear is a courtyard, oil tank and useful stone store (12' x 6' approx max measurements).

## AGENTS NOTES

There is no allocated car parking with the property but there is on street parking nearby.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating.

## LOCAL AUTHORITY

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

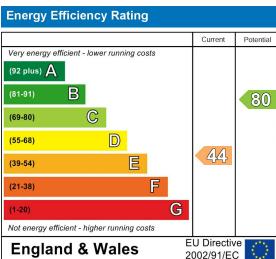
## VIEWING

Strictly by appointment please through the sole agents Stags Kingsbridge office (01548) 853131. Viewings on Friday changeover day.

## DIRECTIONS

From Kingsbridge, take the A379 towards Dartmouth. Follow this road for approximately just over 5 miles and, at Care House Cross, continue in the direction of Dartmouth on the A379. Pass through Torcross (1 mile) and after a further 1.3 miles, turn left signed Slapton. Follow this road up the hill and into the village. At Sands Road Cross, follow the road around to the right and follow this road through the village, passing first the Queens Arms pub on your left and then The Tower on your right. Take the first left turning into Brook Street where South View Terrace will be found a short distance down the hill on the left hand side. Fuchsia Cottage is situated at the far end of the terrace.

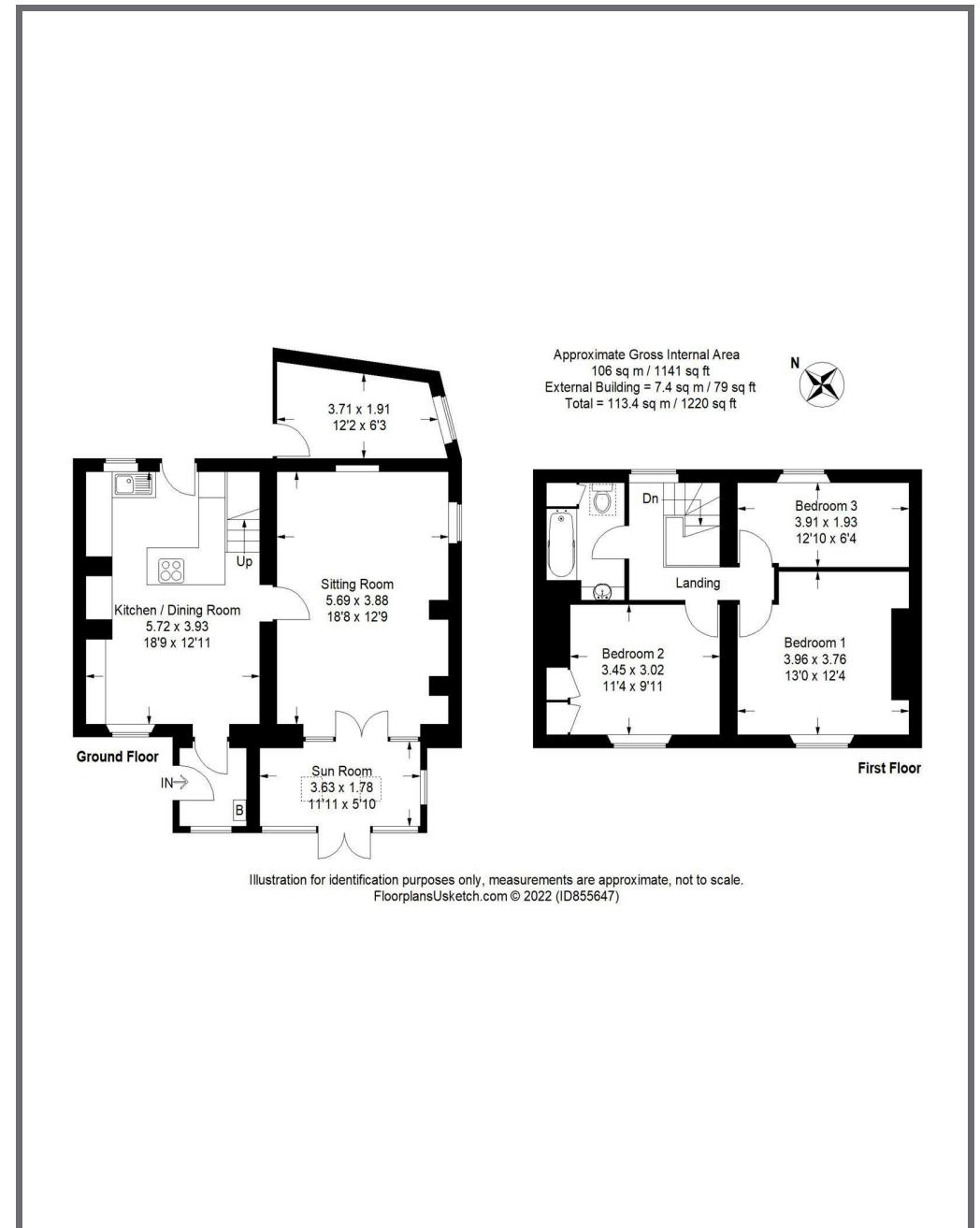




1 The Promenade, Kingsbridge,  
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



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