



Rose Cottage



Rose Cottage

Chillington, Kingsbridge, Devon, TQ7 2LA

Kingsbridge 5 miles. Dartmouth 11 miles. Totnes 13 miles.

A delightful, period cottage that has been thoughtfully and extensively renovated whilst retaining a wealth of charm and character. Two reception rooms, contemporary kitchen breakfast room, useful utility room, three bedrooms and a family bathroom.

- Period, Detached, Village Cottage
- Wealth Of Character And Charm
- Contemporary Kitchen Breakfast Room
- Three Bedrooms
- Freehold
- Extensively Renovated
- Two Reception Rooms
- Utility Room/Cloakroom
- Glorious Gardens
- Council Tax Band D

Guide Price £595,000

SITUATION

Chillington is a thriving village offering an abundance of community events and local amenities including a Post Office and general store as well as a centrally located health centre, hairdresser, dog groomers and a fabulous village pub The Bear and Blacksmith as well as on the bus route towards Kingsbridge, Dartmouth and beyond. There are excellent primary schools in the neighbouring villages of Stokenham and West Charlton.

Kingsbridge is situated four miles to the west, at the head of the Salcombe estuary and offers an excellent range of independent shops, supermarkets and local facilities including a health centre/cottage hospital as well as a secondary school, and sports centre.

DESCRIPTION

Rose Cottage is a truly delightful, detached, period cottage of stone and cob construction. The property has been thoughtfully and extensively renovated throughout whilst retaining many period features and an abundance of charm that runs through the spacious and naturally light accommodation. Set in the heart of the a desirable village with gloriously landscaped, generous gardens.



ACCOMMODATION

Access into the welcoming entrance hall with custom-built understairs storage, large walk-in cupboard, Karndean flooring. To the left is a charming, dual aspect sitting room enjoying pretty views down the garden. Beautiful feature panelled wall, exposed beams, inset shelving, fireplace housing a Chesney burning stove. The dining room, is again dual aspect allowing good natural light, with Karndean flooring, exposed beams, feature open fireplace and panel latch door leading into the kitchen. The kitchen breakfast room is a stunning space that has been superbly finished and fitted with a comprehensive range of contemporary Crowne Imperial kitchen wall and base units with Corian worktops, integrated appliances including a Neff induction hob with extractor over, double oven (one with an integrated microwave and grill) and warming draw, fridge freezer and dishwasher. The part vaulted ceiling provides a spacious feel that is filled with natural light, door leading out to the garden. Most useful utility room with vaulted ceiling height and space for a washing machine, additional fridge freezer, Grant oil-fired boiler. Cloakroom/WC.

On the first floor there is a generous, dual aspect, master bedroom along with two further bedrooms. Family bathroom is complete with bath, shower, wash hand basin and WC.

OUTSIDE

The gardens are glorious, beautifully private and well-landscaped thoughtfully designed to captivate and inspire with a central sweeping lawn, surrounded by pretty planted mixed shrubs and herbaceous borders. Towards the end is a fabulous vegetable garden and fruit trees ideal for those with a passion to grow their own. There is an attractive stone store, log store and garden shed. This enchanting garden offers a tranquil retreat, ideal for relaxation or entertaining.

SERVICES

Mains water, drainage and electric. Oil-fired central heating. Super fast broadband is available at this location, along with mobile coverage via Three, EE, Vodafone and O2 are available at the property. (OfCom)

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

From Kingsbridge follow the A379 out to Chillington. Once in the middle of the village just past the village shop the cottage will be found on the right hand side just after Orchard Way.

VIEWING ARRANGMENTS

Strictly by appointment please through our Kingsbridge branch.



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) A | | | 74 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

1 The Promenade, Kingsbridge,
TQ7 1JD

kingsbridge@stags.co.uk
01548 853131

