



Pipit





# Pipit

Old Cotmore Farm, Kingsbridge, Devon, TQ7 2LR

Beesands beach 1.5 miles. Kingsbridge 5 miles. Totnes 14 miles

A fabulous, detached holiday home beautifully designed and finished to a high standard, with three bedrooms, just over a mile from the beach.

- Holiday home with income potential
- Finished to a high standard
- Rural location with pretty views
- Detached with three bedrooms
- Fabulous open plan living
- Parking and gardens
- One level living
- No onward chain
- Leasehold
- Council Tax Band: C

## Offers In Excess Of £375,000

### SITUATION

Pipit is situated on the edge of the village of Stokenham and close to Chillington with many amenities close to hand and just a mile or so from the beach. Stokenham is an historic and quite delightful village with its own well-respected primary school and two village pubs. Just a short walk away on the edge of the village is Stokeley Farmshop, Cafe and The Tap House a great facility including a useful shop, butchers, little independent shops, small garden centre, cafe and bar. It is half a mile or so from Chillington which also has a thriving local community and more facilities than many similar villages in the area which include a village Inn, post office/general stores, and centrally located health centre. Torcross, famous for its beach and the Slapton Ley Nature Reserve is just over a mile away whilst the market town of Kingsbridge lies some 6 miles or so to the West. The historic naval town of Dartmouth is just a little further in the opposite direction.

### DESCRIPTION

A detached holiday home, finished in a contemporary style maximizing space and natural light.





## ACCOMMODATION

Pipit has a superb, open plan living, dining, kitchen space with vaulted ceiling height and angled glass end elevation. The room has been thoughtfully designed and zoned with a fabulous contemporary finish, tiled floor with under-floor heating. The kitchen space includes a good range of modern units with integrates Neff appliances including a dishwasher, double oven (with microwave), fridge freezer, induction hob and extractor over. Large cupboard with space and plumbing for a washing machine, water tank and additional storage space. Dining area, with doors leading out to the garden and spacious sitting area. Door to the inner hallway (with access to loft storage) and to all rooms: The master bedroom has part vaulted ceiling and a beautifully finished en-suite shower room. There are two further double bedrooms along with a family bathroom complete with bath, with shower over, WC and wash hand basin, heated towel rail.

## OUTSIDE

The property benefits from driveway parking for a number of cars. Enclosed garden space with lawn, planted borders, a lovely seating area and a garden shed.

## SERVICES

Mains electric (with electric heating). Mains water. Sewage Treatment Plant.

## TENURE

Leasehold 999 years from 2016 each leaseholder holds a 25% share of the Freehold and management company.

## LOCAL AUTHORITY

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

## DIRECTIONS

From Kingsbridge, take the A379 through the villages of West and East Charleton, Frogmore, Chillington and continue to Stokenham. At the mini roundabout turn right and follow this up the hill and around the right hand bend signposted Hallsands. Follow this road for approximately half a mile and the turning to the drive will be on the right signed Old Cotmore Farm, follow the drive and take the first right hand turn and follow this around to the right and Pipit will be found at the end of this driveway.

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

## AGENTS NOTES

Although there is not a restriction on the amount of time one can spend at the property, it can only be a second home. (Proof of a main residence will be required). Others close-by have holiday let incredibly well, they also benefit from good provision for wheelchair users/disabled access.





These particulars are a guide only and should not be relied upon for any purpose.

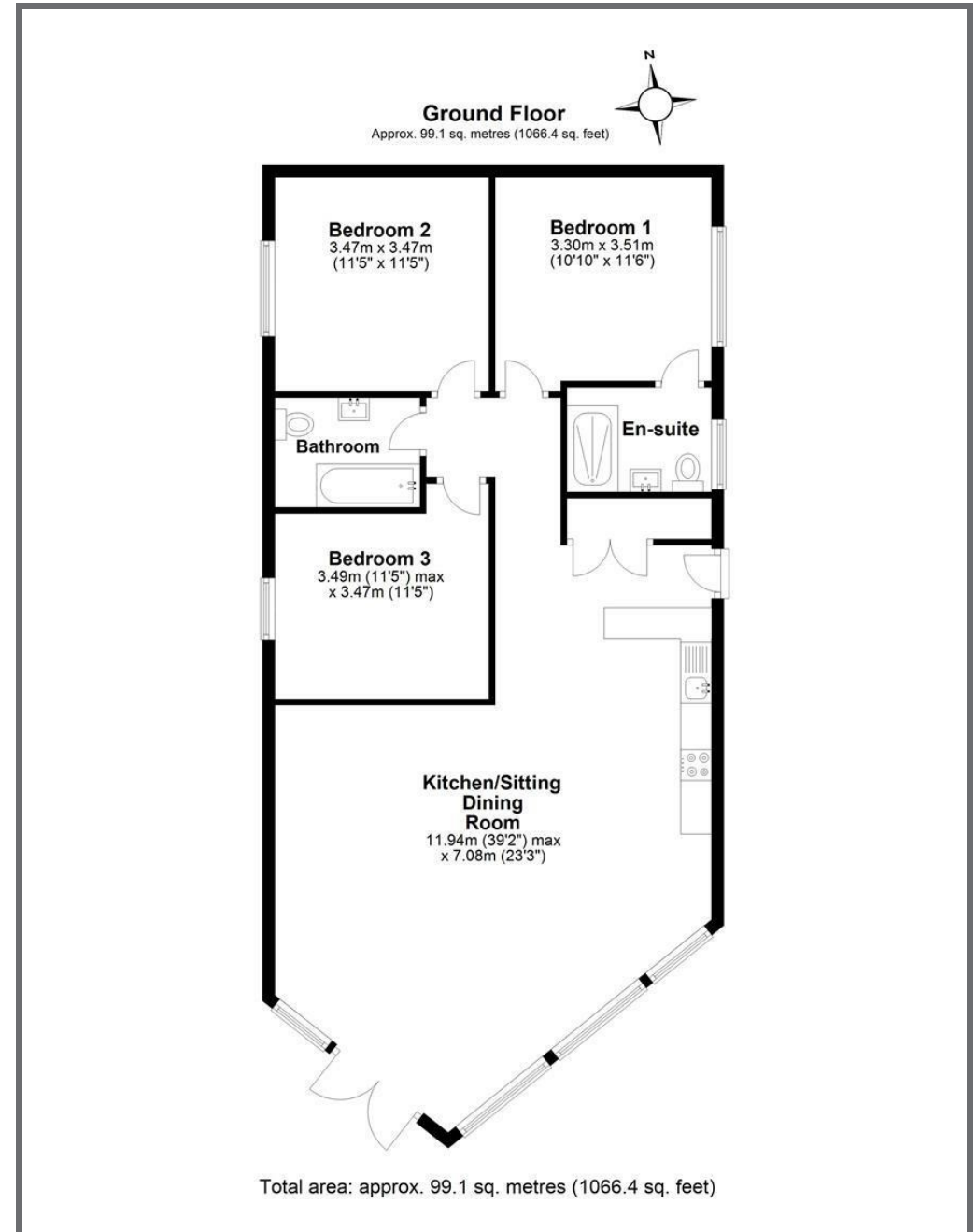


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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