



Fern Cottage



# Fern Cottage Start

Slapton, Kingsbridge, Devon, TQ7 2QD

A truly delightful detached 18th century cottage of much character set in the most tranquil, rural location, approximately 1.5 miles from the coast with extensive, magical gardens. Kitchen, Dining Room, Sitting Room, Garden Room, Bedroom and Bathroom within the cottage and accessed externally on the lower ground floor is an additional en-suite bedroom. Gardens, approaching 2 acres include a stream, Leat, mature planting, trees and marshland areas.

- A magical hideaway
- Charming detached cottage with character
- Two reception rooms and sun lounge
- Rural location
- Extensive gardens approaching 2 acres with meandering stream
- Separate study/guest en-suite bedroom

Guide Price £575,000

## SITUATION

Fern Cottage is located in the rural hamlet of Start around a mile and a half from the coast and a mile from the village of Slapton, considered to be one of the prettiest and most desirable villages in the South Hams, almost equal distance between Dartmouth and Kingsbridge (approximately 20 -25 minutes drive), the village has a thriving local community, two excellent pubs, a well-stocked general store, village hall, chapel and C13th church. It is just a few minutes' walk from a 3-mile long beach and is also known for the internationally famous Slapton Ley Nature Reserve. The National Nature Reserve at Slapton Ley, a Site of Special Scientific Interest is located on the edge of the village and is the largest freshwater lake in the south west of England.

## DESCRIPTION

A truly delightful, quintessential, detached 18th century cottage set in a rural, magical and idyllic location with a plethora of character and charm. The cottage sits at the top of the valley looking across the extensive mature gardens, with informal areas, bridges cross the meandering stream to the marshland areas - a true wildlife haven.



## ACCOMMODATION

The bijou accommodation is characterful with lots of charm. The covered porch leads to the front door with access into the entrance hall which leads to all rooms. The kitchen is fitted with a range of cottage-style units. There are two reception rooms, along with the sun room providing access to the garden, a double bedroom and bathroom. Accessed via external steps is the 'bothy' an ideal separate guest suite/study with its own en-suite shower room.

## OUTSIDE

The gardens, of around 2 acres, are an enchanting feature of this charming cottage, partly bordered by a stone wall, and are a real hide away. There is an array of established plants including Gunnera's, tree fern and other ferns. A selection of fruit trees, mature trees including a Ginkgo Biloba and pretty well-stocked borders. A particular feature is the Spring time display of a sizeable Magnolia tree, Rhododendrons and Camellia's. A greenhouse is located at the top of the garden, whilst the leat and stream meander through the lower garden, with bridges to cross to the natural wildlife haven. There is plenty of parking space and a useful shed with power.

## SERVICES

Mains electricity, water. Oil fired central heating. Septic tank drainage.

## LOCAL AUTHORITY

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

## TENURE

Freehold

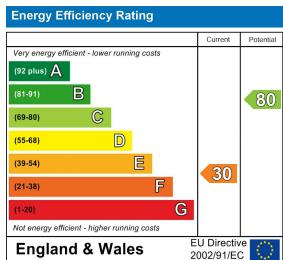
## DIRECTIONS

From Dartmouth proceed along the A379 coastal road following the road through Stoke Fleming and Strete. Proceed along Slapton sands turning right towards Slapton village. Continue past the Slapton Field Study Centre and take the next left at Sands Road Corner., after a short distance turn left towards Stokenham and Chillington and then after a few hundred yards turn right towards Start. Proceed over the cross roads keeping the red letter box in Watergate Cottage on your right hand side. As you continue along the lane the gate to Fern Cottage will be seen on the left.

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Stags, Dartmouth office. Tel: 01803 835336.

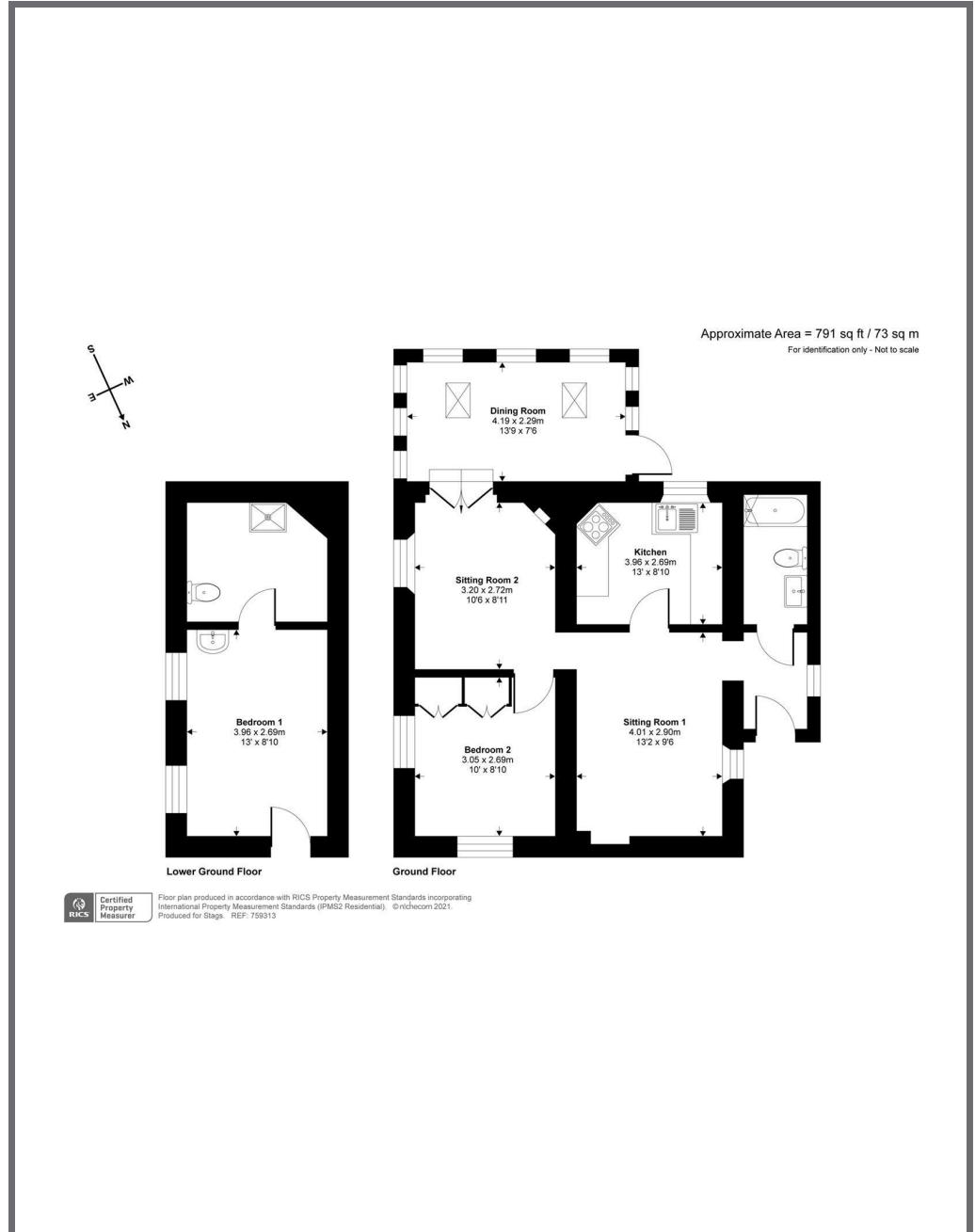




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