



Little Cob

Little Cob, Cockington Village, Torquay, TQ2 6XA



SITUATION & DESCRIPTION

Quietly situated within the picturesque Cockington Country Park, Little Cob is a charming Grade II listed countryside property that captures the essence of the local area. This delightful home offers well-presented rooms, including two comfortable bedrooms, two bathrooms, a bright and airy kitchen/breakfast room, and a generous sitting room perfect for cosy gatherings by the fire. The south-facing rear courtyard provides a peaceful outdoor retreat, ideal for morning coffee or evening relaxation, and requires minimal maintenance. With allocated parking and its unique setting amidst scenic landscapes and walking trails, Little Cob offers a rare opportunity to enjoy countryside charm while still being within easy reach of local amenities.

Little Cob is situated in the idyllic village of Cockington, hidden in a deep valley just one mile from the bustle of Torquay where there are golden beaches, cliff walks, golf courses and plenty of recreational facilities. Cockington is often referred to as the most beautiful village in England, and is the epitome of the chocolate box postcard English village. With more than its fair share of thatched houses, a lovely old pub, village shops and local businesses, Cockington is really somewhere very different. Surrounded by Torquay, it retains its individuality and rural charm. This is a unique opportunity to live in a country paradise, yet only a short distance from the centre of one of England's favourite resorts, and within walking distance from the beach.

Nearby Torquay is situated on the South Devon coast and was a grand anchorage favoured by the Royal Navy during the Napoleonic Wars. Torquay soon benefited from their presence as smart lodging houses were built to accommodate the officers. With a south-facing aspect, miles of sandy beaches and the arrival of the railway in 1848, its growth as a holiday destination for the rich and famous was spectacular. Tor Bay was chosen for the 1948 Olympic sailing events and the harbour with its large marina, elegant Georgian terraces, palm trees and subtropical gardens, remains the most attractive area.

ACCOMMODATION

This beautifully presented property offers a warm and inviting layout, ideal for anyone looking for character and a quiet courtyard setting. As you step into the hallway, you're greeted with easy access to the well-appointed kitchen/breakfast room and a convenient downstairs shower room. A few steps up lead to the impressive lounge/diner, which features a charming fireplace with a decorative mantel. This versatile space is ideal for

both relaxing and entertaining, with ample room for a dining table and chairs. Double doors open out to a private rear courtyard, creating a seamless indoor-outdoor flow, perfect for alfresco dining or enjoying a peaceful morning coffee.

The kitchen/breakfast room is thoughtfully designed, offering a range of matching wall and base units complemented by tiling. There's space for a freestanding cooker with a cooker hood above, as well as room for a washing machine and a slimline dishwasher, while the windows overlooking the front aspect bring in plenty of natural light. Upstairs, the property boasts two well-proportioned bedrooms, both with built-in wardrobes for ample storage. The master bedroom features a front-facing double-glazed window, while the second bedroom enjoys natural light from a rear elevation Velux window. The well-presented family bathroom is fully tiled and equipped with a panelled bath, mixer tap, WC, and wash hand basin.

OUTSIDE

The property boasts a south-facing rear courtyard, thoughtfully laid to patio for easy maintenance, making it an ideal spot for your morning coffee in a peaceful and private setting. This fully enclosed space provides a high degree of privacy and seclusion, additionally, the property benefits from the convenience of private parking to the front, with additional visitor spaces available directly opposite

SERVICES

Mains gas, electricity, drainage and water. Gas central heating. Up-to Superfast broadband with Openreach available in the area. Mobile coverage limited with 02.

LEASEHOLD INFORMATION

999 Lease form 1992 Peppercorn Rent.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From the Stags Torquay office proceed along the seafront towards Paignton on the A379 with the sea on your left and the Torre Abbey Meadows on your right. Continue along this road, after cresting the hill you will find a staggered junction on your right signed Cockington. Turn right here and pass under the bridge continue along this road along the valley to the village of Cockington where the property can be found on your left hand side behind a large stone wall opposite Home Farm.

Totnes 10 miles Exeter 23 miles Dartmouth 11 Miles

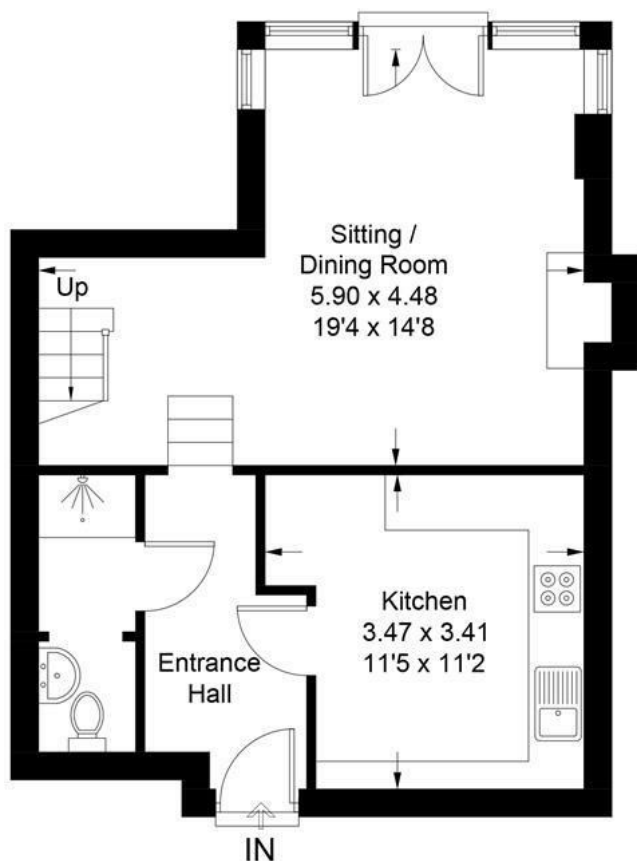
Quietly situated within the picturesque Cockington Country Park, Little Cob is a charming Grade II listed countryside property that captures the essence of the local area.

- Quaint Characterful Barn Conversion
- Well-Presented Accommodation
- Lovely Location - Ideal for Dog Walkers
- Two Bedrooms, Two Bathrooms
- Low Maintenance Rear Courtyard
- Allocated Parking & Visitor Spaces
- Council Tax Band D
- Freehold

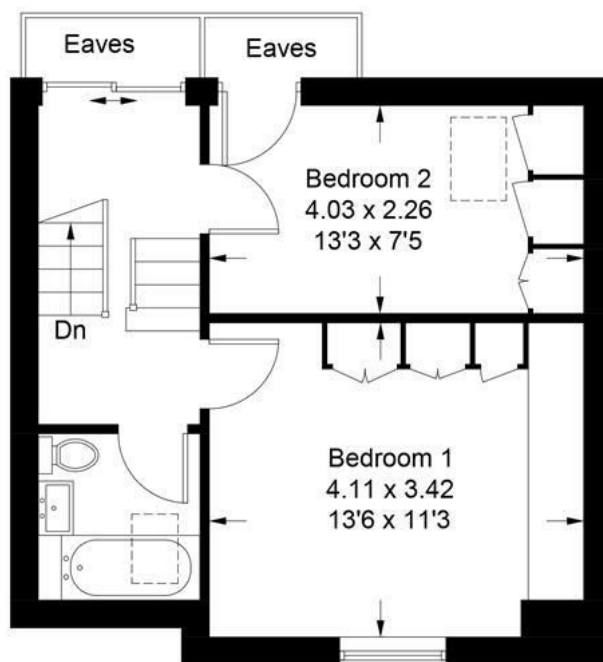
Asking Price £325,000



Approximate Gross Internal Area = 79.2 sq m / 853 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1143321)

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	A		
(92-100)	B		86
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F	39	
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

6 Vaughan Parade, Torquay, TQ2 5EG

01803 200160

torquay@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London