



Weavers Cottage



# Weavers Cottage

Cockington Village, Torquay, Devon, TQ2 6XA

Torquay Seafront 1 Mile Dartmouth 11 Miles Totnes 10 miles  
Exeter 21 miles

A charming Grade II listed three bedroom thatch cottage in the heart of Cockington.

- Characterful Thatch Cottage
- Open Plan Living/Dining Room
- Off Road Parking
- Central Village Location
- Three Bedrooms
- Flexible Ground Floor Accommodation
- Easy Maintenance Garden
- Permission Granted For Full Residential Use

Guide Price £495,000

## SITUATION AND DESCRIPTION

Weavers Cottage is a pretty Grade II listed thatch cottage steeped in history typical to the beautiful village this property is nestled in. The property began life as a home used by a weaver for producing cloth which were common across Britain. The property has historically been used fully as a home and in more recent years the current owners have used the cottage as a highly reputable tea shop on the ground floor with living quarters to the first floor. The property has recently been granted permission for full residential use for anyone looking to have the property as a home. (see agents note)

Situated in the idyllic village of Cockington, this wonderful cottage is hidden in a 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. Torbay benefits from a full range of well-respected state and independent schools including the traditional grammar school model. Further afield, the county capital of Exeter provides all of the shopping and dining experiences that one could wish for. Exeter's international airport offers a wide variety of business and leisure destinations within Europe and beyond. Mainline rail links can be found in Newton Abbot.



## ACCOMMODATION

On entering the property beneath the thatch storm porch is the open plan living/dining room. The staircase to the first floor is central to the room creating a natural divide to the space. Both areas have front aspect windows with character beams commonly found in a property of this era. Steps down off the dining area lead to the main kitchen with a large island to the centre of the room creating a large work surface area with storage cupboards below. A further separate work surface area with storage unit housing an electric oven and electric hob above and to the one corner of the room is a sink unit with storage below. This well appointed room is more than large enough to be configured as a kitchen breakfast room and unlike the main cottage there is a vaulted ceiling giving a great feel of space and a window overlooking the rear garden. Off the main kitchen is a second galley kitchen with further storage units, work surface space, sink with drainer along with space for freestanding appliances and a window overlooking the rear garden. The second kitchen has a door out to the rear garden and can also be accessed directly from the living/dining room or from the main kitchen and could be used as a study or a utility/boot room creating a useful rear entrance into the property.

To the first floor are three bedrooms with the principal bedroom having the benefit of an en-suite shower room. Bedroom two is also a good size double bedroom with window. Bedroom three is a smaller bedroom with a window overlooking the rear garden. The family bathroom comprises of a panel bath with shower over, WC, wash hand basin, heater towel rail and window.

Externally accessed is a lean to with slate roof on the eastern elevation of the property which houses the toilets that could be used by the customers of the tea shop. With this space having plumbing in place it could be used as a large utility or made into a separate home office if someone wishes to use the whole property as a main home.

## OUTSIDE

Wooden gates from the lane open into the courtyard of Weavers Cottage which is completely level and laid to gravel. The garden is a blank canvas for anyone keen to lay the gardens to lawn and landscape further with further borders if desired. There is ample space for off road tandem parking and the ability to have a wonderful amount of outside space to enjoy the characterful surroundings of thatched roofs within this wonderful central village location.

When used as a tea shop the outside space of the property was utilised for outside dining for tea room customers with multiple dining sets dotted around.

## SERVICES

Mains water, drainage, gas and electricity. Gas central heating.

## VIEWINGS

Strictly by prior appointment only with Stags on 01803 200160.

## AGENTS NOTE

Planning has granted full change of use for Weavers Cottage to now be used as a full residential property. The current owners are prepared to disclose figures of the former tea shop that were achieved by the business during their ownership of the property if anyone would be looking to set up a similar small business from the cottage.

## DIRECTIONS

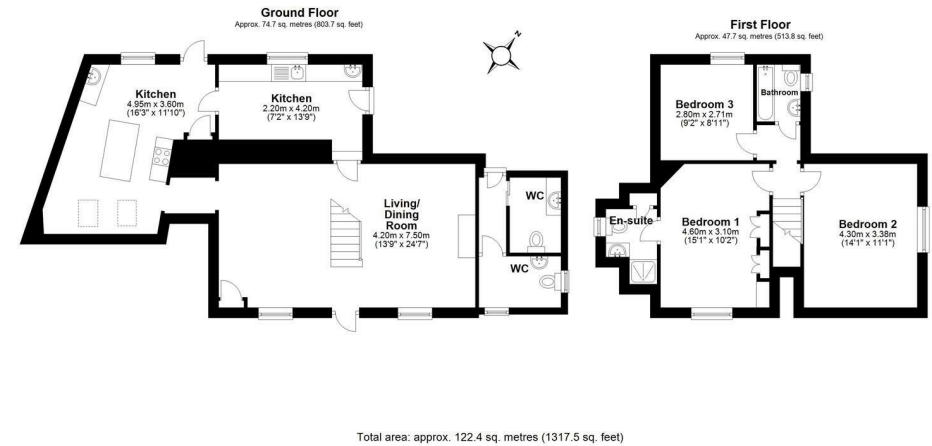
From the Stags Torquay office proceed along the seafront towards Paignton on the A379. Continue along this road passing The Grand Hotel, after cresting the hill you will find a staggered junction on your right signed Cockington. Turn right here and pass under the bridge continue along this road along the valley floor to the village of Cockington. Turn Left at the village centre up Totnes Road and you will find the property shortly on your right.



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



### Weavers Cottage, Torquay



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