



Mid Summer
Cottage

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Cockington Village, Torquay, TQ2 6XA

Dartmouth 11 Miles Totnes 10 miles Exeter 21 miles

- Character Grade II Listed Cottage
- Historic Village Location
- Close to South Devon Coast
- High Standard of Finish Throughout
- Brand New Kitchen & Dining Room Extension
- 2 Bedrooms (1 En Suite)
- Well Maintained Gardens
- CHAIN FREE

Guide price £364,995

SITUATION

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.

DESCRIPTION

Believed to have been built in the late 18th century this character, Grade II listed cottage has just had a newly built extension incorporating a dining room and fully fitted kitchen. The remainder of this property has been recently decorated and is presented to a high standard. The cottage is set on the edge of the Cockington Estate, a 460 acre country park, which is a designated wildlife site with miles of walks, cricket ground and arboretum. The accommodation briefly consists of a modern fitted kitchen, dining room, sitting room, 2 bedrooms, a bathroom and a



A beautifully presented & recently extended character thatched cottage in an historic village





shower room, all within a delightful and secluded level garden.

ACCOMMODATION

A stable door leads to the recently added entrance porch with space for shoe and coat storage, the front door then leads into the entrance hall where stairs rise to the first floor. The sitting room is a lovely cosy room typical of this sort of property, with beamed ceiling and lovely stone fireplace with wooden mantle and a warming gas fire in the style of a wood burning stove. A large window allows plenty of light to flood in and provides a view over the garden. A glazed door leads to the brand new kitchen fully fitted with a comprehensive range of modern gloss cream fronted storage units over and under blue worktops, with tiled splashbacks and smart gloss tiled floor. Cooking appliances from the Neff range include an oven, warming drawer, microwave and gas hob below an extractor. There is also an integrated Kenwood dishwasher, integrated fridge/freezer and an LG washing machine. The dining room is open to the kitchen with glazed French doors leading to the garden. The bathroom is on the ground floor consisting of a white suite with chrome fittings, and a heated towel rail. Off the bathroom is a useful utility room.

To the first floor are two bedrooms. The master has a built-in wardrobe and an en suite shower room. The second bedroom currently has a single bed but could take a double if required. Both rooms have views over the garden.

GARDEN & GROUNDS

The gardens surround two sides of the property and are broadly level, with newly laid lawn and surrounded by hedging and stone walling, interspersed with flower beds and mature trees, including 2 very productive apple trees. Off the dining room is a paved terrace. At the top corner of the garden is a summer house with storage room to the rear and a decked terrace. A cable has been laid to allow connection to the cottages electrics. There is also a garden shed.

TENURE

Leashold 973 years remaining from May 16.

SERVICES

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

LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

VIEWING ARRANGEMENT

Strictly by prior appointment only with Stags on 01803 200160.

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 left.





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



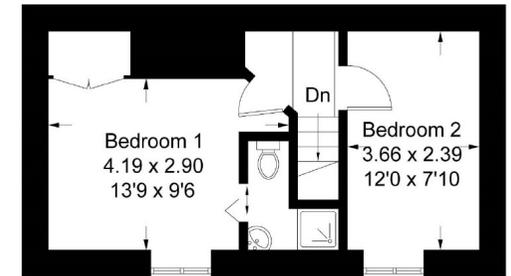
Stags

6 Vaughan Parade, Torquay, Devon, TQ2 5EG

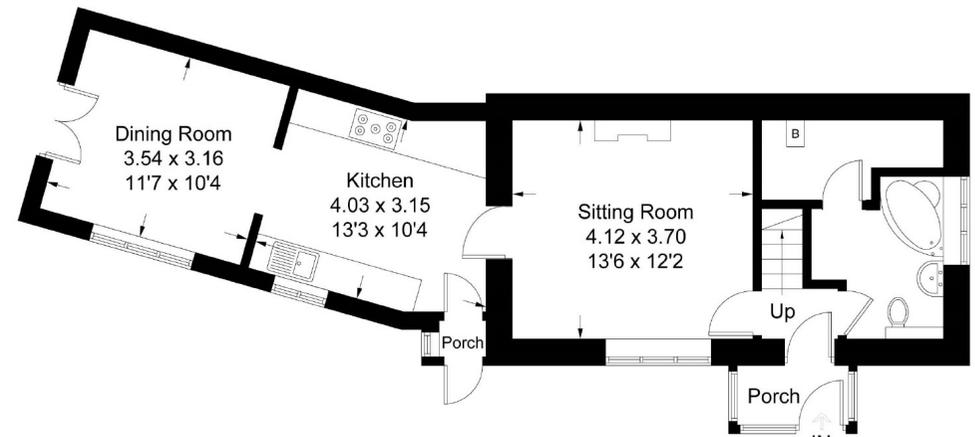
Tel: 01803 200160

torquay@stags.co.uk

Approximate Gross Internal Area = 83.6 sq m / 900 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID296425)