

THE BOLT COTTAGE

MALBOROUGH



The Bolt Cottage | Lower Town | Malborough Devon | TQ7 3SE

Malborough boasts a delightful collection of thatched cottages, with The Bolt Cottage standing out as one of the most charming. Offering generous living spaces, it includes two reception rooms and a bright, south-facing conservatory. The cottage is beautifully presented throughout, retaining an abundance of character with features such as a stone-flagged dining room floor, beamed ceilings, and a traditional stable door.

The property comprises three bedrooms—two located on the first floor, and a third conveniently situated on the ground floor alongside the family bathroom.

The cottage is nestled within picturesque gardens, complemented by a charming patio area that can be accessed from both the conservatory and the sitting room. A convenient shed provides additional storage space.

Malborough is a popular village with the benefit of a small supermarket/filling station, two pubs, a church and a primary school. It lies just inland from the beautiful coast, spectacular cliffs, coves and beaches of southern-most Devon. Salcombe is situated close by with its picturesque estuary renowned for its sailing and sandy beaches. At the head of the estuary Kingsbridge provides a comprehensive range of shops and other facilities.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



Property Details

Services: Mains electricity, water, and drainage.
Gas fired central heating.

EPC Rating: Current: D, Potential: C

Council Tax: Band D

Tenure: Freehold

Authority South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Characterful detached cottage
- 3 Bedrooms
- Popular village close to sandy beaches
- Countryside views
- Delightful gardens
- Period features
- Close to sandy beaches

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

On entering Malborough via the A381 Kingsbridge/Salcombe road turn off this trunk road into Collaton Road (signposted Sharpitor). Almost immediately turn right into Lower Town. Proceed along this road for just over 100 yards and the property will be found on the left hand side.

Viewing

Very strictly by appointment only through Marchand Petit (Salcombe Office) Tel: 01548 844473



Floor Plans



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
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Lettings
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