

INKWELL COTTAGE

GALMPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Inkwell Cottage | Galmpton | Kingsbridge Devon | TQ7 3HA

Enjoying open views over green countryside and out to sea, this charming cottage is situated in a delightful village, close to the sandy beaches of Hope Cove.

Inkwell Cottage is a mid-terraced property with an abundance of period features, including exposed beams and deep sills. The accommodation flows well, with wooden floors and open plan living featuring a wood burning stove. On the first floor, there are two good sized bedrooms and a family shower room, while on the second floor is the third double bedroom with an en-suite bathroom. All bedrooms enjoy the wonderful views out to sea.

Outside, there is an easily maintained south facing garden, including a sun patio and private parking for one vehicle.

The pretty hamlet of Galmpton is nestled amid beautiful rolling South Devon countryside. Nearby is the charming and popular old fishing village of Hope Cove set among dramatic scenery created by the National Trust owned cliffs and headlands that can be accessed by the South Devon Coastal Path. Hope Cove benefits from a pub, post office and shop, cafe and restaurant and boasts two sandy beaches from which a small craft can be launched with ease.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street, Salcombe, TQ8 8ET



Property Details

Services:	Mains electricity, water, and drainage. Electric heating.
EPC Rating:	Current: F Potential: B
Council Tax:	Band C
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- A wealth of character features
- Delightful village location
- Cosy open plan living
- Wood burning stove
- 3 Good sized bedrooms
- Family shower room and en-suite bathroom
- Low maintenance south facing garden
- Private parking

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

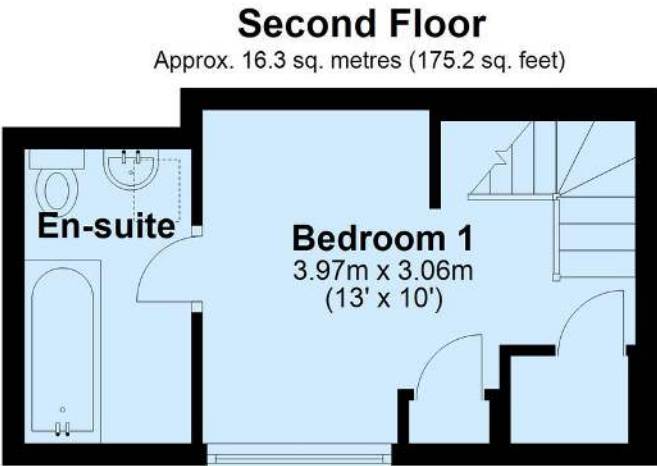
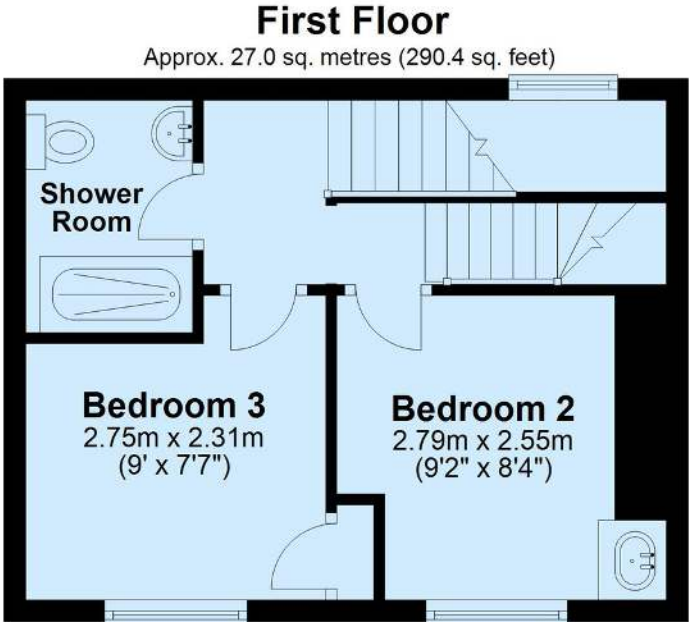
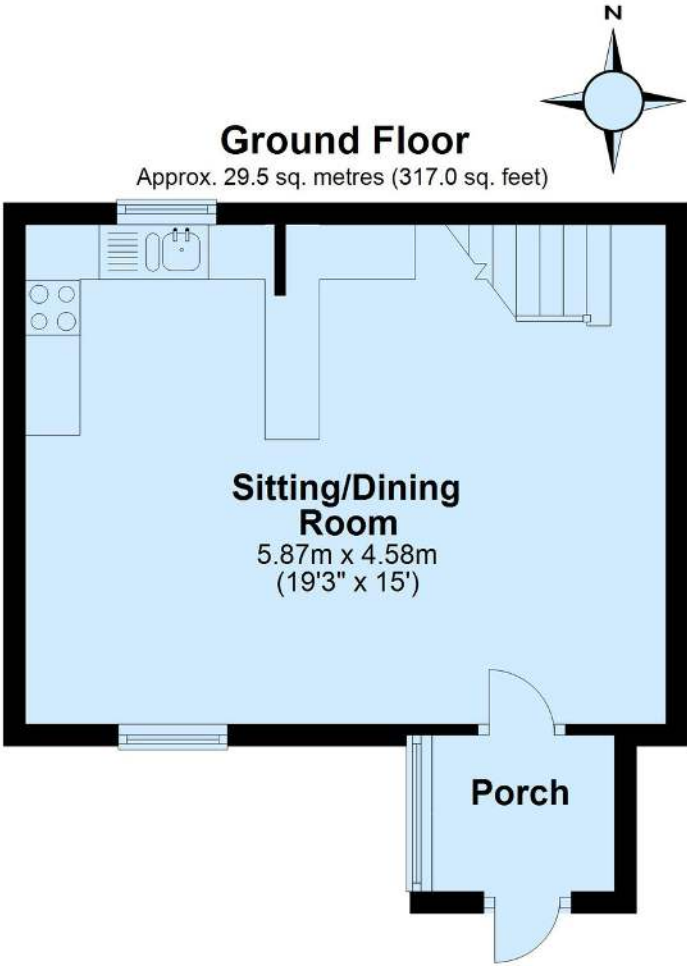
Turn off the A381 Salcombe/Kingsbridge road at Malborough, passing through the main village street and following signs for Galmpton and Hope Cove. After passing the church, bear right, signposted for Galmpton. Follow this road into the village and continue through the village. Just before leaving it, the entrance to Inkwell Cottage will be found on your left hand side.

Viewing

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



Floor Plans



Total area: approx. 72.7 sq. metres (782.7 sq. feet)



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.