



GARA MILL COTTAGE, SLAPTON,
KINGSBRIDGE TQ7 2RE


MARCHAND PETIT
COASTAL, TOWN & COUNTRY

GARA MILL COTTAGE

Gara Mill Cottage is a charming detached period property nestled in the most tranquil rural setting bordering the River Gara within the Parish of Slapton.

A unique opportunity to own a property that rarely comes onto the market having had 2 owners in the past 57 years.

The property boasts a spacious, well-maintained interior with plenty of natural light flowing through the windows, giving it a welcoming and homely feel with accommodation comprising. Ground floor, double height kitchen with some fitted units, integrated appliances, skylight, space for a dining table and chairs, patio doors opening to the decked terrace overlooking the river and stable door opening to rear graveled seating area. Larder room. Guest bedroom/office, with en-suite cloakroom and glazed doors opening to the conservatory. The conservatory is triple aspect with partly exposed floor boards and has double doors opening to the garden. Completing the ground floor is the sitting room with exposed beams and painted stone fireplace inset with a log burner and timber mantle above, space for a dining table and chairs and door to conservatory.

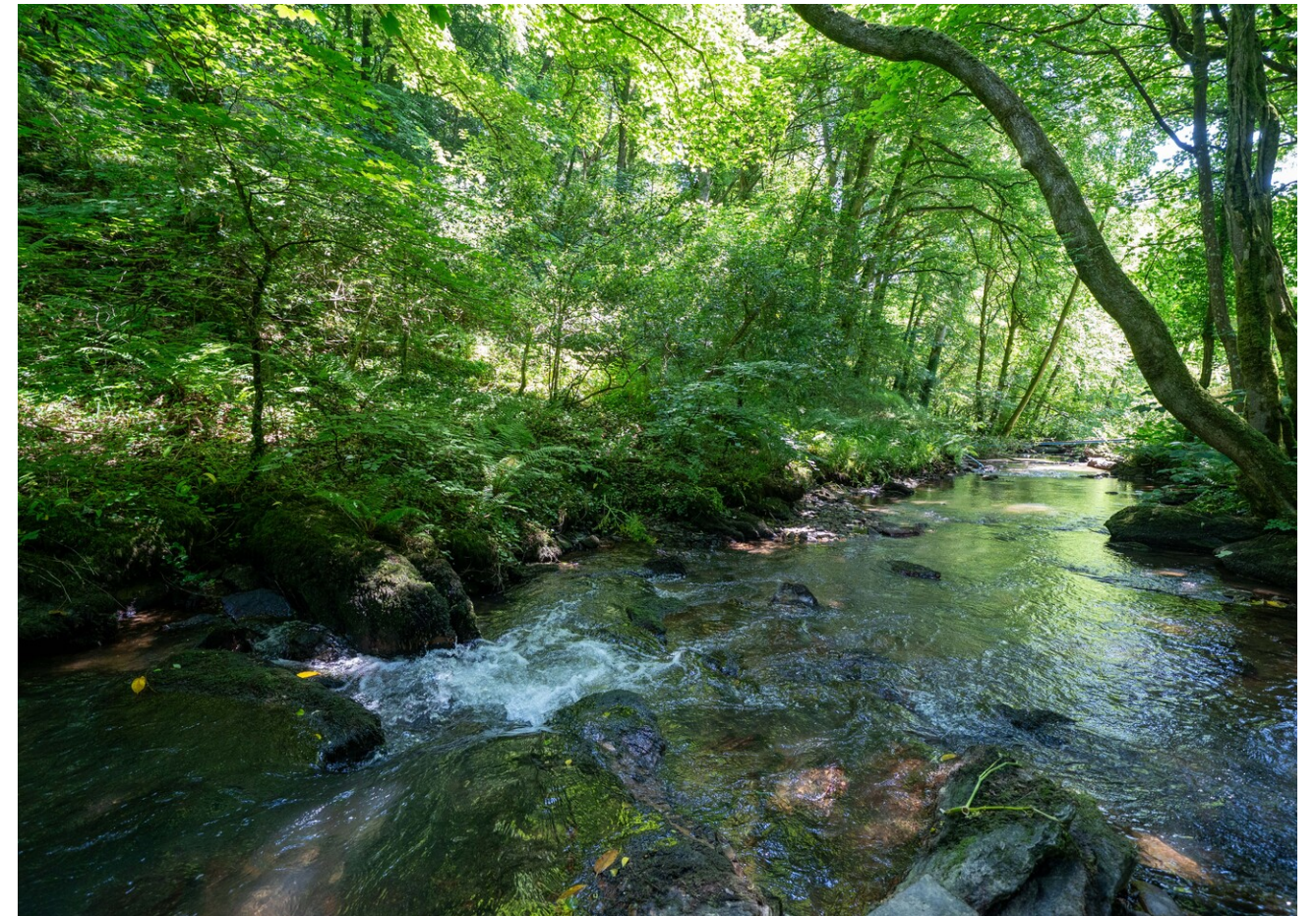
Upstairs are two light and airy double bedrooms with exposed painted floor boards. One has dual windows, with window seats in each overlooking the front garden and river built-in wardrobes, and the other has a window seat also looking over the garden and river, cupboards, sink and access door to the gravelled seating area. The modern fully tiled bathroom is well-appointed with white suite, bath and separate shower cubicle.

Outside you can enjoy the peaceful, scenic views of the countryside, land and river from one of the gravelled or decked seating areas. The garden and land are full of well-established plants, shrubs, bushes and wonderful mature woodland, ideal for those seeking a secluded retreat and wildlife haven. Numerous pathways lead to the private river frontage which runs the length of the property. There is a beautiful wildflower open meadow, covered log storage area, a tractor shed and level ground currently providing a caravan parking area.

For those who work from home, there is a detached home office/studio providing a quiet and secluded creative work space. Ample off-street parking for added convenience.

Don't miss out on the opportunity to make this peaceful and picturesque property your new home.

Slapton is a beautiful and very popular village, being close to the coast, just inland from the famous Slapton Sands and lying midway between Kingsbridge and Dartmouth. It has a thriving local community with two excellent public houses, a new community village store, village hall, church, and chapel. Slapton Ley Nature Reserve attracts visitors from all over the world and is the largest freshwater lake in the south west.



PROPERTY DETAILS

Services - Mains electricity. Private water. Septic tank drainage. Oil fired boiler.

EPC Rating - E

Current: 45, Potential: 78

Council Tax Band - D

Tenure - Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

Tel: 01803 861234.

Key Features

- Detached period property
- 5 acres bordering the River Gara
- Character features, exposed beams, painted floor boards
- Established south facing gardens and seating areas
- Garage and ample parking
- Detached studio/office
- Private, tranquil location
- Right of way over access road

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

what3words - [talked.commuted.armful](#)

From Kingsbridge take the A381 Totnes road out of town, going through The Mounts. Before you reach the village of Hallwell turn right signposted East Allington/Slapton (5 mile lane). Continue along this lane until you reach Buckland Cross, turn left signposted Gara Mill. Continue down this lane, turn left immediately after Gara Mill House (do not go over the bridge) and follow this lane until you arrive at the property.

Mileages

Slapton 2.5miles; Blackpool Sands 2.9 miles; Kingsbridge 7 miles; Salcombe 13 miles; Dartmouth 7 miles A38 Devon Expressway 15 miles (distances are approximate)

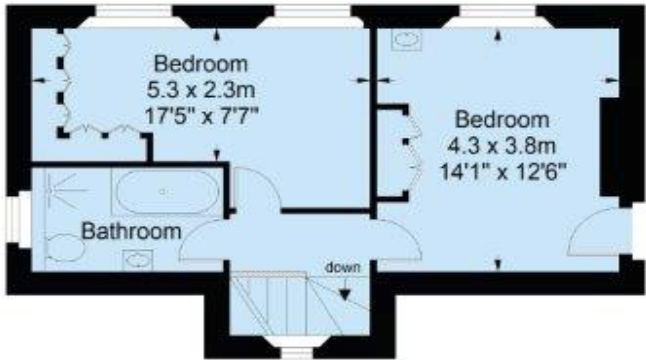
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.

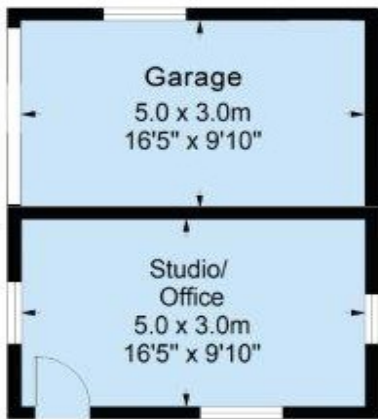


FLOOR PLAN

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



First Floor



The Bothy



Ground Floor



Total area 112 Sq.m
(1206 Sq.ft) Approx.
(Excluding Studio/ Office)

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.