



**Laburnum Cottage, Frogmore**  
Kingsbridge, Devon TQ7 2NR

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand**  **Petit**  
ESTATE AGENTS









## Laburnum Cottage, Frogmore

Kingsbridge, Devon TQ7 2NR

Located in the picturesque village of Frogmore we bring to the market this charming semi-detached cottage. This well-maintained property boasts a bright and cosy interior and comprises entrance porch, hall with stairs to the first floor, sitting room with wood burner set of a slate hearth with timber mantel above and 'study nook'. The kitchen is well-equipped with fitted units, Aga, integrated appliances and utility area. There are patio doors opening to the front garden and more than ample space for a dining table and chairs. Upstairs are 3 bedrooms with views to the creek, one has en-suite facilities and there's a separate shower room.

The garden provides a serene outdoor oasis. There are two patio seating areas, ideal for entertaining, a good size lawn with well-established plant, shrub and tree borders. At the far end is a large timber shed and to the front is off-road parking for 2 vehicles. Behind the property (accessible from the main road) is a footpath down to the creek which (tide allowing) goes all the way to Kingsbridge. Further access to the creek and slipway is via a lane on the right, before the Globe Inn with the main slipway being across the bridge in lower Frogmore.

This well-maintained cottage is the epitome of tranquillity and comfort and is ideal for those seeking a cosy and homely retreat.

Frogmore is a popular village at the head of a very pretty creek, which leads into the Salcombe Estuary with public slip and is navigable for a couple of hours or so either side of high tide. The village itself has a good community and pub and is conveniently close to all the amenities that Kingsbridge has to offer. There are many countryside, estuary and coastal walks on the doorstep and the sailing towns of Dartmouth and Salcombe are within easy reach.

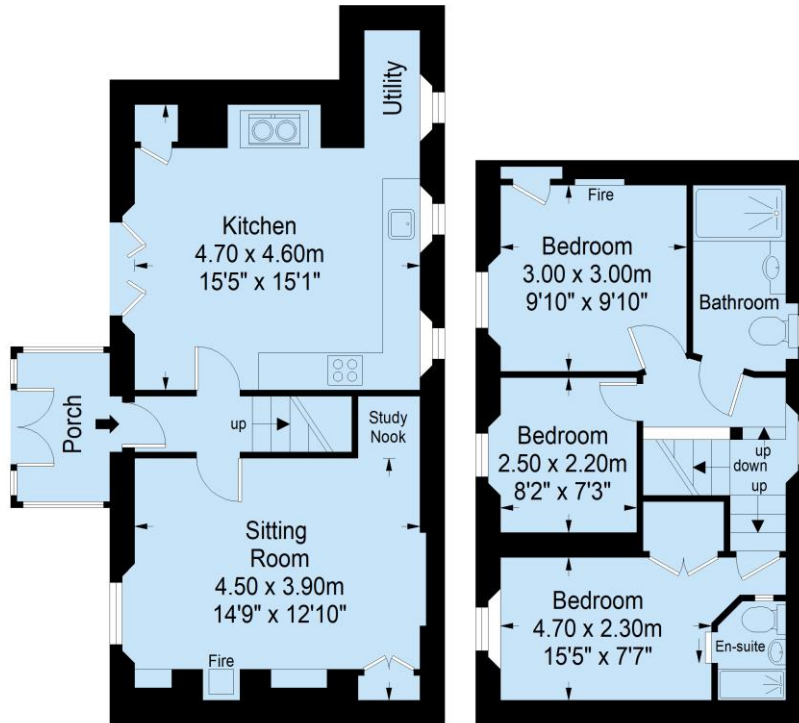
### KEY FEATURES

- Charming semi-detached character cottage
- Beautifully maintained and presented
- Minutes' walk to the Creek from behind the house
- Parking for 2 vehicles
- Established level garden

BEDS 3 | BATHS 2 | RECEPTS 1 | EPC - E | COUNCIL TAX - C | TENURE - Freehold

**SERVICES** - Mains electricity, water and drainage. Aga (for cooking/heating kitchen) runs on oil. Positive input ventilation system provides a constant airflow throughout the house reducing any humidity/pollutants and eliminates damp. Individual storage heaters controlled by central thermostat in lounge. Log burner.

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



Ground Floor

First Floor

Total area 89 Sq.m  
(958 Sq.ft) Approx.  
(Including Porch)



#### DIRECTIONS

what3words - sporting.thighs.loaders  
From Kingsbridge take the A379 Dartmouth Road out of town, passing through the villages of West and East Charleton. On entering Frogmore, the property will be found up a private drive on the right-hand side before the Globe Inn public house.

**VIEWING** - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

#### 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.

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand Petit  
ESTATE AGENTS