



**Rest Cottage, Stokenham**  
Kingsbridge, Devon TQ7 2SW

SOUTH HAMPS'  
LEADING  
ESTATE AGENT

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









## Rest Cottage, Stokenham, Kingsbridge, Devon TQ7 2SW

This Grade II listed detached stone cottage exudes warmth and sophistication. The property boasts a bright and spacious interior, perfect for those seeking a cosy and inviting home whilst still retaining many character features.

Inside the accommodation comprises spacious entrance hall, kitchen/breakfast room with slate flooring, ceiling beams, modern fitted units, integrated appliances. The dining area is a good size and features a fireplace inset with an electric wood burner.

There are two reception rooms, the main one is in the centre of the house, it has a stunning stone fireplace with wood burning stove, painted ceiling beams and dual aspect windows allowing in plenty of natural light. From the main reception room is a second hall off which is a cloakroom and a useful storage area. From here you enter the very spacious second reception room, which again is full of natural light and has French doors opening to the patio and garden.

Upstairs are two double bedrooms, both with built-in wardrobes and a well-appointed family bathroom.

Outside the property features a garage and off-street parking, adding convenience to your daily life, and a well-maintained garden to wander through and enjoy along with a patio seating area, ideal for entertaining, al-fresco dining or simply relaxing.

With its homely atmosphere and stylish design, this spacious cottage offers a comfortable and tranquil living space.

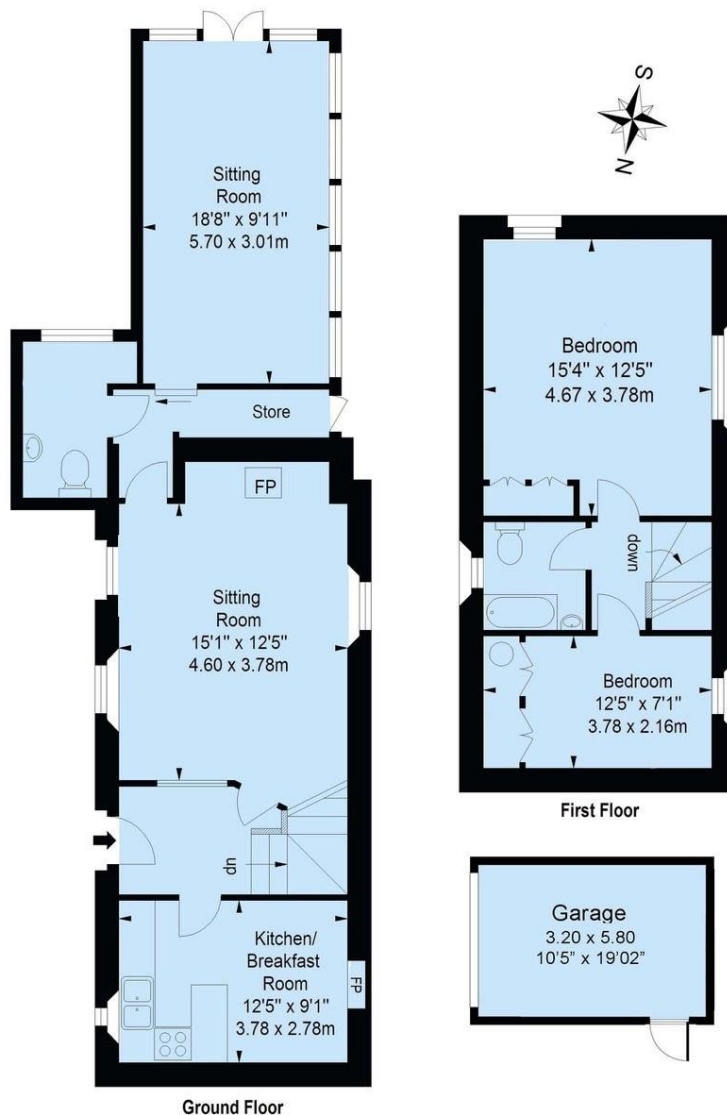
Stokenham is a pretty village with two pubs, an excellent primary school and a fine church and is close to the coastal village of Torcross and the popular Blackpool Sands. The market town of Kingsbridge, at the head of the Salcombe Estuary, is about 6 miles away with the sailing centres of Dartmouth and Salcombe also close by. Nearby is the beautiful South Devon coastline where there is a marvellous selection of beaches and coves linked by spectacularly rugged cliffs and headlands and Slapton Ley Nature Reserve which attracts visitors from all over the world, and is the largest freshwater lake in the South west.

### KEY FEATURES

- Charming Grade II listed character cottage
- Nicely presented, spacious accommodation
- Gardens and patio
- Garage and parking
- Superb countryside views

BEDS 2 | BATHS 1 | RECEPTS 2 | EPC - F | COUNCIL TAX - D | TENURE - Freehold

**SERVICES** - Mains electricity, water and drainage. Electric radiators which can be controlled via App. Log burner.



Approximate Gross Internal Area = 98 sqm / 1055 sq ft

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



#### **DIRECTIONS** - what3words - worth.advice.wealth

From Kingsbridge take the A379 coast road out of town towards Dartmouth passing through the villages of West and East Charleton then Frogmore and Chillington. On reaching Carehouse Cross roundabout at Stokenham turn right signed Beesands, Prawle, E.Portlemouth and the property will be found a short way up the lane on the left-hand side.

**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.

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