

1 CORNER COTTAGES, EAST PRAWLE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

I CORNER COTTAGES

Situated in the picturesque coastal village of East Prawle is this charming end terrace period cottage. The property is located next to the village green, the seasonal café, and a stone's throw from the local pub which is popular with both locals and visitors. The South West coastal path is just a 15 minute walk away.

This character property offers a charming, dual aspect sitting room which enjoys views over the village green to the coast, and has a feature Chesney stone fireplace inset with a log burning stove. The kitchen is also dual aspect, it has fitted base units with integrated appliances, built-in store cupboard and space for a dining table and chairs. There are two double bedrooms, a modern fully tiled bathroom with shower above the bath and a cloakroom, The property is well-maintained and bathed in natural light, creating a welcoming atmosphere throughout.

A few yards away from the cottage is a level lawned garden, ideal for sitting out and from where you can enjoy the beauty of the surrounding countryside views offering a serene outdoor space for relaxation and entertaining.

With period features adding character to the interior and water views enhancing the charm of the natural landscape, this property truly captures the essence of rural living while still having easy access to nearby local amenities.

East Prawle is Devon's southernmost village, just inland from Prawle Point, close to some truly spectacular and beautiful coastal scenery and a number of remote beaches and coves. The village itself has a very good pub, popular with the locals and a seasonal café and shop (closed in winter). It's a short drive from the market town of Kingsbridge where there is a good range of shopping and other amenities. Also, nearby is the estuary harbour and sailing centre of Salcombe, which can be approached via passenger ferry from East Prawle's neighbouring village East Portlemouth.

Directions

what3words - [actual.donates.divisible](#)

From Kingsbridge take the A379 coastal road towards Dartmouth. After about three miles, and in the centre of the village of Frogmore, turn right over the bridge following signs for East Prawle. Proceed along this road for about one mile and then turn left, signposted East Prawle. Continue to follow the signs for East Prawle, and on entering the village go past the pond on your right-hand side, continue straight on as the road bears to the left and the property will be found on your left-hand side as you arrive at the village green.



PROPERTY DETAILS

Property Address

1 Corner Cottages, East Prawle, Kingsbridge, Devon TQ7 2BY

Mileages

Kingsbridge 8 miles; Salcombe 14 miles; Dartmouth 15 miles; A38 Devon Expressway 18 miles; Totnes with Rail link to London Paddington 19 miles (distances are approximate)

Services

Mains electricity, water and drainage. Storage heaters. Multi-sensor fire and carbon monoxide alarm fitted/tested 2025.

Electrics have been replaced in both bedrooms. New plugs under stairs (ideal for microwave/rechargeable vacuum). Electric point in porch, suitable for utility/laundry space.

EPC Rating - Band E

Current: 52, Potential: 100

Council Tax

Band C

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Charming character cottage
- Newly decorated throughout
- Sitting room with feature stone fireplace
- Fitted kitchen with integrated appliances
- Modern fully tiled bathroom
- Separate garden
- Coastal and countryside views, and walks on the doorstep

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.

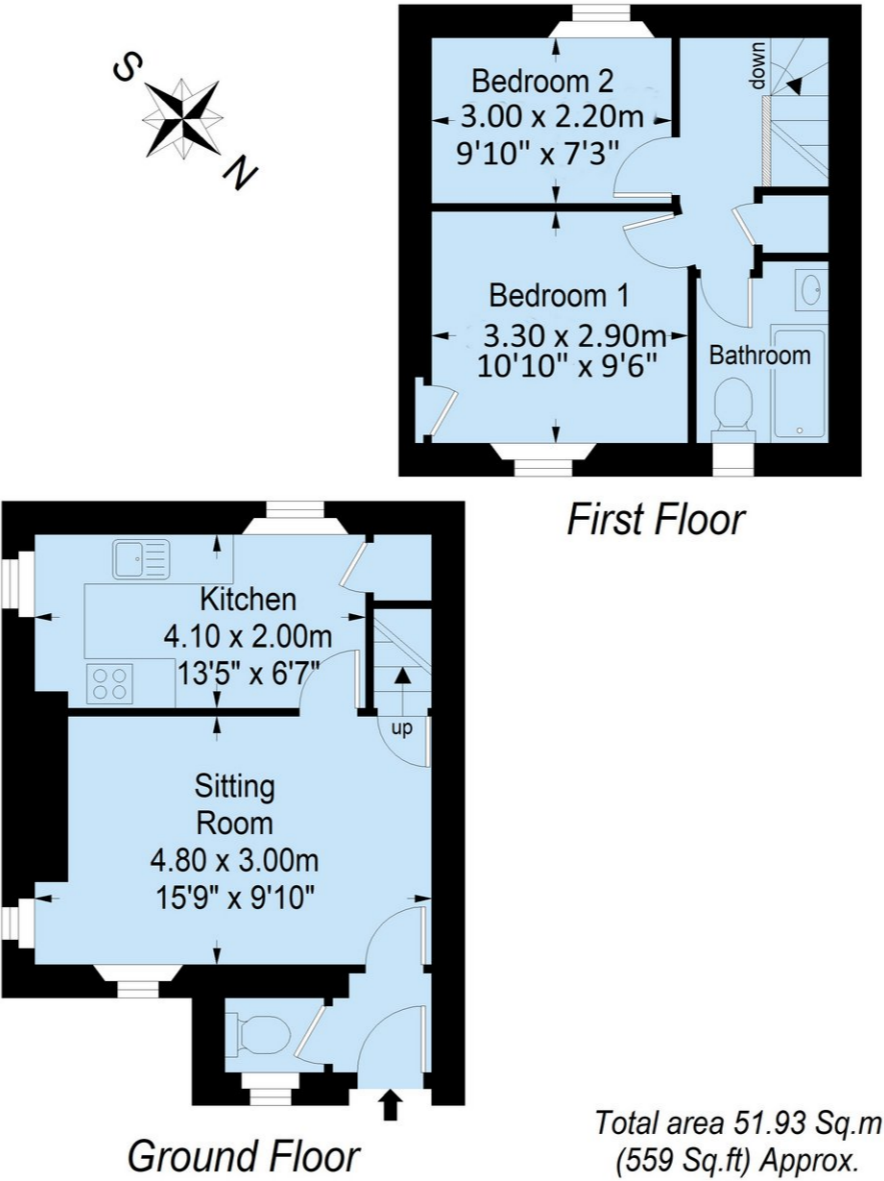
Viewing

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.



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