

BANK COTTAGE, REAR OF 47 FORE STREET



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

BANK COTTAGE

Hidden away off Fore Street in a quiet, serene location we bring to the market this Gem of a property, which is not only a charming cottage, it also has a successful Airbnb 'The Stables' and a separate studio/home office along with private gardens.

The main house 'Bank Cottage' is a delightful attached period cottage with lovely high ceilings giving the property a sense of space and light. You enter through the porch into a spacious kitchen/diner which has plenty of fitted, modern white floor and wall units with integrated appliances, an inset log burner set of a slate hearth with timber mantle above and dual windows giving views over the front garden. From here are a couple of steps down into a sitting room which has an access door out to the garden. Off the hall is a double bedroom and a stylish bathroom with shower above the bath and a utility room which has built-in storage units which double as steps up to a mezzanine.

The Stables is separate to the Cottage and has it's own private garden and patio seating area. The building is Grade II listed with high ceilings and exposed stone walls. Internally it comprises open plan kitchen/sitting room, a double bedroom and a shower room. Run as a very successful Airbnb (figures on request).

The front of the property has a central pathway flanked either side by timber edged gravelled borders, ideal for pot plants and established shrubs. Through the gate at the far end of the path is the entrance into The Stables.

The private, enclosed rear garden is a delight, it has a good size patio seating area which is ideal for al fresco dining, a level lawn bordered by numerous plants and shrub, a vegetable plot and greenhouse. To one side is a timber framed studio/home office which has glazed sliding doors to the front, a side access door, built-in storage and power and electricity connected.

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

Directions

what3words - [outwards.shape.shifts](https://www.what3words.com/outwards.shape.shifts)

From our office on Fore Street head down the hill towards the Quay, Between the two Oxfam shops on the left-hand side (it looks like 1 shop) there are some steps up into a passageway. Go down the passageway and you will see the gated entrance to Bank Cottage at the end.



PROPERTY DETAILS

Property Address

Bank Cottage, Rear Of 47 Fore Street, , Kingsbridge, Devon TQ7 1PG

Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

Services

Mains electricity, gas, water and drainage. Gas combi boiler. Mains installed smoke detector and heat detector. Carbon monoxide detector (battery). Electric heating in The Stables and the Studio. 20 year overage on two thirds of the garden - approx. 12 years remaining.

EPC Rating - tba

Band - Current: 0, Potential: 0

Council Tax Band

A

Tenure

Freehold

Authority

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

Key Features

- Period, attached character cottage
- Plus successful Airbnb - The Stables (Grade II listed)
- Plus detached studio/home office
- Large private lawned garden, vegetable plot, greenhouse
- Paved patio seating/entertaining area
- Hidden away location, yet right in the heart of town

Fixtures & Fittings

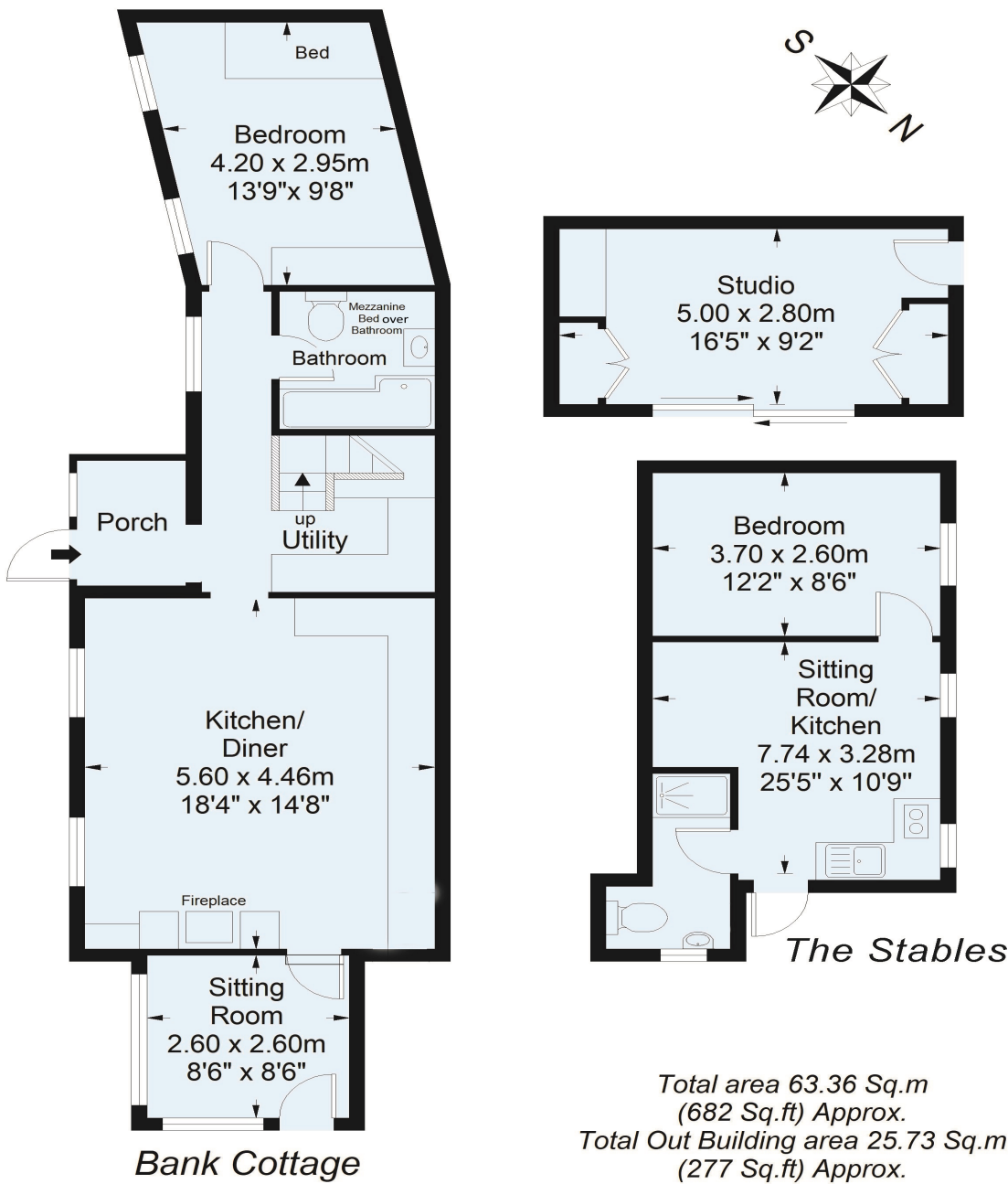
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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