



Orchard View Cottage



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, Torquay, TQ2 6XA

Totnes 10 miles Exeter 23 miles Dartmouth 11 Miles

A charming Grade II listed semi detached thatched cottage with detached office/bedroom and substantial gardens of around 0.25 acres, set in the heart of a desirable village.

- Grade II Listed
- Private yet convenient location
- Off road parking for 2-3 cars
- Freehold
- Many characterful features
- 3 bedrooms
- Mature substantial gardens
- Council Tax Band E

Guide Price £600,000

SITUATION & DESCRIPTION

Orchard View Cottage is a delightful Grade II listed semi-detached cob cottage with a traditional thatched roof, believed to date back several centuries. It occupies a generous and private plot of approximately 0.25 acres in the highly sought-after village of Cockington. Full of character and charm, the property features bespoke interiors and generous gardens that have been landscaped to create a series of outdoor 'rooms' and secluded seating areas

Orchard View is situated in the idyllic village of Cockington, hidden in a deep valley just one mile from the bustle of Torquay where there are golden beaches, cliff walks, golf courses and plenty of recreational facilities. Cockington is often referred to as the most beautiful village in England, and is the epitome of the chocolate box postcard English village. With more than its fair share of thatched houses, a lovely old pub, village shops and local businesses, Cockington is really somewhere very different. Surrounded by Torquay, it retains its individuality and rural charm. This is a unique opportunity to live in a country paradise, yet only a short distance from the centre of one of England's favourite resorts, and within walking distance from the beach.

Nearby Torquay is situated on the South Devon coast and was a grand anchorage favoured by the Royal Navy during the Napoleonic Wars. Torquay soon benefited from their presence as smart lodging houses were built to accommodate the officers. With a south-facing aspect, miles of sandy beaches and the arrival of the railway in 1848, its growth as a holiday destination for the rich and famous was spectacular. Tor Bay was chosen for the 1948 Olympic sailing events and the harbour with its large marina, elegant Georgian terraces, palm trees and subtropical gardens, remains the most attractive area.



ACCOMMODATION

A stable door opens into the kitchen, fitted with a bespoke range of handmade base units with tiled worktops and built-in cupboards. A gas-fired Rangemaster cooker with six gas hobs and an extractor hood above provides practical cooking facilities. The gas-fired combi boiler is housed in a built-in corner unit. From the kitchen, a door leads through to a small sitting room with a window overlooking the front garden and a further stable door providing access to the front of the property. The principal sitting room is accessed via the entrance hall and features a large fireplace with a gas-fired woodburning stove, creating a warm and welcoming atmosphere. From this level, a few steps lead up to bedroom three, currently arranged as a twin room, with a built-in double wardrobe, Velux window, and an ensuite shower room. A door from this room opens to the side of the property. A timber newell staircase rises to the first floor landing where there is a built-in linen cupboard. The family bathroom is fitted with a bath and a separate shower cubicle. There are two further double bedrooms on this floor, both of which include built-in double wardrobes. Bedroom two is currently arranged as a twin.

GARDENS & GROUNDS

The gardens are a particular feature of this property, extending to around 0.25 acres and offering a high degree of privacy. Enclosed by tall hedges and established planting, the grounds are thoughtfully divided into various garden 'rooms', providing a series of distinct and tranquil areas. A detached timber outbuilding is currently used as an additional bedroom or office, ideal for home working or guest accommodation. There is off-road parking for two to three vehicles. We understand there is a Tree Preservation Order on one of the trees within the garden and the property lies within a local conservation area (to be confirmed).

SERVICES

Mains gas, electricity, water, and drainage are all connected. According to Ofcom, limited mobile reception with Vodafone and upto Superfast broadband with Openreach is available at this property.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From the Stags Torquay office proceed along the seafront towards Paignton on the A379 with the sea on your left and the Torre Abbey Meadows on your right. Continue along this road, after cresting the hill you will find a staggered junction on your right signed Cockington. Turn right here and pass under the bridge continue along this road along the valley to the village of Cockington, before you get to the old forge you will find the property on your left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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