



Wheel Row



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Kingston, TQ7 4PN

Kingsbridge 7 Miles. Plymouth 14 Miles. Totnes 16 Miles.

A beautifully presented private, detached property, currently used as two separate cottages, which can also be utilised as a single dwelling. Situated in the idyllic South Hams village of Kingston.

- Two Beautifully Presented Cottages
- Delightful Cottage Style Gardens
- Walking distance to Wonwell Beach
- Currently Run as Successful Holiday Let Business
- Sought-After Village Location
- Potential To Utilise as a Single Dwelling
- Driveway Parking for 2-3 Vehicles
- A Wealth of Charm & Character Throughout
- Well Maintained
- Freehold & Council Tax Band C

Guide Price £725,000

Kingston is a charming and peaceful South Hams village located just under a mile from the nearest sandy beach at Wonwell, the village also offers a church and 16th century inn. It lies just some 3 miles south from the Georgian town of Modbury and just over 6 miles to the market town of Kingsbridge with its excellent choice of independent shops and main supermarkets. There are wonderful coastal walks in the area as well as sailing and an 18-hole golf course at Bigbury & Thurlestone.

Wheel Row is a detached character property comprising of two charming cottages, Clematis and Rose, both with private entrances and separate front and rear gardens, which can easily be adapted to one single dwelling. The accommodation comprises; Rose Cottage which is the larger of the two cottages with modern kitchen, dual aspect sitting room with log burner, separate dining room and utility area with door to garden. Two separate staircases lead to three double bedrooms, bathroom and shower room. Externally there is a generous, mature garden with pretty, flowering shrubs, lawn area, and patio. Clematis Cottage is again full of character and comprises; a most attractive dual aspect, open plan kitchen/dining room, spacious sitting room with log burner, door leads to the rear utility area/boot room with storage cupboard and cloakroom. The first floor gives access to two spacious double bedrooms with beautiful views, both with modern En-suite facilities. Clematis boasts a large private patio area with a range of mature shrubs and the Grade II Listed Donkey Shed. To the rear is an area of raised lawn and access to the parking area. The two cottages have the benefit of a connecting door allowing the property to be used as individual cottages or the possibility to create a single dwelling. There is driveway parking for 2/3 cars, a Grade II Listed donkey shed and two storage rooms accessed externally.

Material Info;

Mains Electric, Water & Drainage. Heating: oil.

Based on the latest data at Ofcom Superfast broadband and mobile coverage from EE, Vodafone, O2 and Three are available at the property.

The property is currently used as successful holiday lets - figures are available on request from the agent.





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		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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