



Seamstress Cottage



# Seamstress Cottage

Chillington, Kingsbridge, TQ7 2JX

Slapton Sands 2.5 Miles, Kingsbridge 4 Miles, Salcombe 10 Miles.

A charming three-bedroom detached cottage, with well presented accommodation throughout along with a delightful garden, garage & workshop.

- Detached Three Bedroom Cottage
- Family Bathroom & En-Suite to Master Bedroom
- Delightful Garden
- Village Location
- Freehold
- Generous Reception Room
- Air Source Heating & Solar Panels
- Large Garage/Storage & Workshop
- Council Tax Band B

Guide Price £425,000

The property lies in the well-regarded village of Chillington with a village shop, post office and health care centre. The village of Stokenham is just over one mile away, where you will find the hugely popular Stokenham primary school which has a very good reputation, along with a church, farm shop, cafe and The Tap House at Stokeley. Kingsbridge is situated four miles to the west, at the head of the Salcombe estuary and offers an excellent range of independent shops, supermarkets and local facilities including a health centre/cottage hospital as well as a secondary school and sports centre.

Seamstress Cottage is deceptively spacious and has well-presented accommodation comprising in brief: entrance hall with stairs to the first floor, door to a downstairs cloakroom/utility room, triple aspect sitting/dining room with fireplace, door to side garden and French doors to the rear garden. The kitchen/breakfast room also has triple aspect windows and fitted with a range of units and in addition a breakfast bar. The first-floor landing leads to the family bathroom and three double bedrooms (master bedroom with En-suite shower room). External benefits include private driveway to the parking area with access to a large workshop and garage. The attractive, south facing garden has a private patio seating area and a beautifully planted raised border.

Services : Mains drainage, electricity & water.  
Heating air source heat pump - radiators.  
Solar panels - feed in tariff - installed 2021.  
Broadband Sky is currently at the property.





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.



Approximate Area = 1358 sq ft / 126.1 sq m  
 Garage = 309 sq ft / 28.7 sq m  
 Outbuilding = 268 sq ft / 24.8 sq m  
 Total = 1935 sq ft / 179.6 sq m

For identification only - Not to scale

Garage  
5.94 x 5.60m  
19'6" x 18'4"

Kitchen / Breakfast Room  
5.06 x 4.43m  
16'7" x 14'6"

Diner / Sitting Room  
6.37 x 6.16m  
20'11" x 20'3"

Ground Floor

Bedroom 1  
3.77 x 3.25m  
12'4" x 10'8"

Bedroom 2  
3.67 x 3.26m  
12' x 10'8"

Bedroom 3  
4.40 x 3.00m  
14'5" x 9'10"

First Floor

Outbuilding  
5.45 x 4.36m  
21'2" x 14'3"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1458246



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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