

STAGS

1 Rose Cottages

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Sherford, Kingsbridge, TQ7 2AY

The sea (Torcross) 3 miles, Kingsbridge 4 miles, Totnes 12 miles

A 3 bed semi-detached countryside cottage located in the pretty village of Sherford that has been thoughtfully updated retaining some characterful features, with pretty gardens and parking.

- Charming semi detached country cottage
- Pretty bordered garden
- One designated parking space
- Open plan sitting/ dining room
- Freehold
- Original period fireplace
- Peaceful rural location
- Utility room
- Two double bedrooms and a single bedroom/study
- Council Tax Band C

Guide Price £350,000

SITUATION

Sherford is a peaceful hamlet set within the rolling countryside of the South Hams Area of Outstanding Natural Beauty, approximately 4 miles east of the historic market town of Kingsbridge. Renowned for its tidal estuary and bustling high street, Kingsbridge provides a comprehensive range of everyday amenities, including an award-winning weekly farmers' market, independent shops, cafés, a supermarket, pharmacy, doctors' surgery and both primary and secondary schooling.

DESCRIPTION

1 Rose Cottage is a charming semi-detached country cottage, steeped in history yet thoughtfully updated by the current owners. Dating from circa 1815, the property was greatly improved in 1987 with the original fireplace remaining. The property has exposed ceiling beams, a feature stone fireplace with wood-burning stove and wide plank flooring.







ACCOMMODATION

Upon entering the cottage, you are welcomed by a spacious sitting and dining area with two windows providing natural lighting to flood the room. The focal point is a stone fireplace housing a wood-burning stove, framed by exposed oak beams overhead and complemented by wide plank flooring underfoot. A built-in window seat overlooks the garden.

Off the main living area, the kitchen is fitted with shaker-style units and benefits from a freestanding electric range cooker, dishwasher, washing machine and a sink set beneath a window. A door opens onto steps that lead you down onto a stone patio, where the external oil boiler is located,

Adjacent to the kitchen, the utility room offers practical space for a fridge, freezer and additional storage.

Upstairs, the landing leads to three comfortable bedrooms and the shower room. The principal bedroom is located at the front of the house and features built-in cupboards. The second bedroom (a double bedroom) is currently arranged with twin single beds and overlooks the garden. The third bedroom is currently arranged with a single bed and could be used as a study.

The shower room is fully tiled and fitted with a level-floor enclosure, wash basin with vanity unit and WC.

OUTSIDE

Approached via a timber gate and stone-cobbled path, the cottage sits behind a low stone wall. The good-sized garden is laid predominantly to lawn, framed by mature hedging for privacy, with a dedicated seating terrace and greenhouse. Here there is a large shed/workshop which has power connected. Inside there is a useful workbench and a tumble drier.

The garden at the front has a paved area with a garden pond and a water feature controlled from an electrical supply,

At the rear of the garden there is a further timber shed. and a useful woodstore.

There is an allocated off-street parking space accessed via the lane to the side of the property.

SERVICES

Mains water, electric and drainage with oil fired central heating.
Standard broadband is available at this location.
Some mobile coverage via Three, EE, and O2 are available at the property.

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

What3words ///starters.newlywed.schematic
From Kingsbridge follow the A379 to Frogmore, after you have passed the village hall in Frogmore take the first left. Follow the road into Sherford and as you are going up the hill the property will be on the right hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

AGENTS NOTE

The adjoining cottage has a pedestrian right of way over part of the garden between their steps to their gate.







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.



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