



2 March Cottages, Chillington

Kingsbridge, Devon TQ7 2JZ

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
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Nestled in the popular village of Chillington we offer to the market, this delightful, homely cottage, which is well lit throughout, has lots of quirky character and period features creating a warm and inviting atmosphere.

The ground floor accommodation comprises, entrance porch, dual aspect sitting room with exposed stone walls and fireplace inset with a wood burner, a spacious dining room with stairs to the first floor and a second wood burning stove. Modern kitchen with lots of built-in units, integrated appliances, Belfast sink and stable door opening to the rear. Upstairs are two double bedrooms, one with well-appointed en-suite facilities and the second has a rolltop, claw foot bath and sink.

Additionally, there is a separate fully renovated stone outbuilding providing extra space for guests and ideal for Airbnb, with kitchen area and open plan living/bedroom and shower room.

The enclosed private rear garden is perfect for enjoying the outdoors in the warmer months.

Don't miss the opportunity to own this charming cottage which is situated in a sought-after village location, close to local amenities and the beach at Torcross.

The village of Chillington has its own amenities including a village hall, playing fields with children's play area, community orchard, post office/general store, hair/beauty salon and health centre. There is a primary school in the neighbouring village of Stokenham which is rated outstanding by Ofsted and fine parish churches in Stokenham and Sherford. The village is conveniently placed for easy access to Start Bay, Salcombe and Dart estuaries, renowned for their sailing, and is also close to the beautiful South Devon coastline where there is a marvellous selection of beaches and coves, spectacular rugged cliffs and headlands all linked by the South West Coast path.

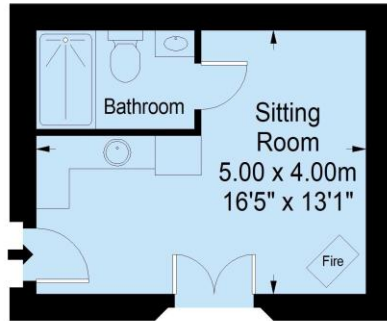
KEY FEATURES

- Charming character cottage
- Well-lit and presented throughout
- Modern kitchen
- Private rear garden
- Separate fully renovated stone out-building – ideal for guests or airbnb
- Close to local amenities and the beach

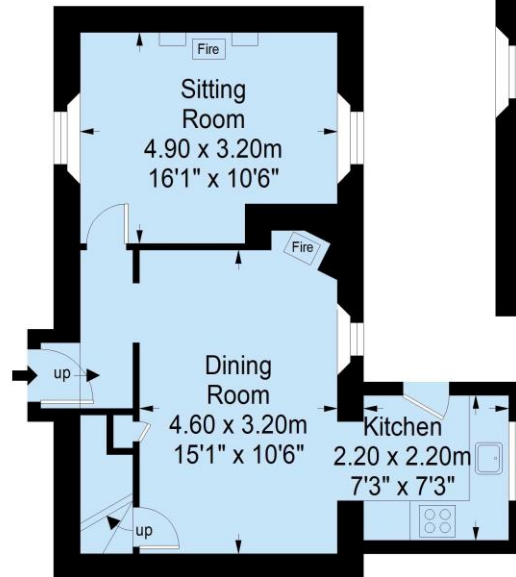
BEDS 2 | BATHS 1 | RECEPTS 2 | EPC - E | COUNCIL TAX - B | TENURE - Freehold

SERVICES – Mains electricity, water and drainage. Oil fired heating. Wood burning stove.

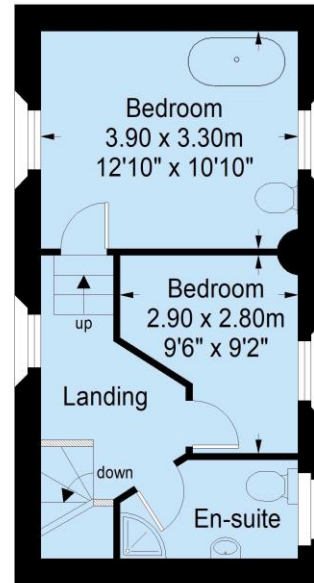
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



Apartment



Ground Floor



First Floor



Total area 69 Sq.m (743 Sq.ft) Approx.
Total Apartment area 20 Sq.m (215 Sq.ft) Approx.



DIRECTIONS - What3words - landowner.demotion.policies
From Kingsbridge take the A379 Dartmouth road out of town passing through the villages of West and East Charleton then Frogmore. On reaching Chillington continue into the village, go past the 'Bear and Blacksmith' pub, and then the village shop. The property is located on the right-hand side just after the turning to Brooklea Way.

VIEWING - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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