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Bridge Cottage

## Bridge Cottage, Avonwick, South Brent, TQ10 9NB



South Brent 1.5 miles; Totnes 5.8 miles;  
Plymouth 18 miles

A historic riverside cottage with idyllic private gardens, Grade II listing and a uniquely atmospheric setting beside the River Avon

- Grade II listed former toll house
- Exceptional private riverside position
- Beautiful gardens with gazebo
- Characterful accommodation
- Log burner and underfloor heating
- Successful history as a holiday let
- Direct access to the Cobbly Walk footpath
- Easy access to major transport links
- Freehold
- Council tax band D

Guide Price £350,000

### SITUATION

Bridge Cottage enjoys a wonderfully atmospheric position on the edge of the popular South Hams village of Avonwick, set within the South Devon Area of Outstanding Natural Beauty. The village has a friendly and active community, with a well-regarded pub and restaurant, Victorian church, children's play park and Avon Vale Tennis Club, one of the world's oldest lawn tennis clubs.

The cottage sits beside the River Avon and the ancient Cobbly Walk, offering immediate access to woodland paths and the wider countryside, while Dartmoor and the region's renowned coastline lie within easy reach. The A38 is just a mile away, giving excellent links to Exeter, Plymouth and the M5. Totnes is five miles distant with extensive shops, services and a mainline station to London Paddington, and nearby South Brent provides further daily amenities including a primary school and doctor's surgery.

### DESCRIPTION

A remarkably characterful Grade II listed former toll house, Bridge Cottage combines early nineteenth-century heritage with a captivating riverside setting and beautifully tended gardens that run the full length of the riverbank. The cottage offers atmospheric living over three floors, with thoughtful modern comforts enhancing its original charm.

Exposed timbers, slate and pine floor finishes, deep window sills and hand-crafted shutters create a warm period feel throughout, while contemporary kitchen and bathroom fittings, broadband connectivity and double-glazed secondary units ensure everyday ease. The property has served with considerable success as a holiday home and lends itself equally to full-time living, creative retreat or idyllic second residence.

### ACCOMMODATION

To the front is the sitting room, an inviting space featuring a log burner and views towards the river. The kitchen/dining room sits to the rear, with space for everyday dining and steps rising to the first floor and descending to the lower ground floor.

On the first floor are two attractive double bedrooms, both enjoying a peaceful outlook, together with a modern shower room. The lower ground floor provides a practical utility room with direct access to the terrace and gardens, along with a well-presented bathroom with a jacuzzi tub. The cottage benefits from underfloor heating, electric radiators, secondary glazing and useful loft storage.

### OUTSIDE

Bridge Cottage enjoys free and extensive parking

along the Cobbly Walk beside the property, together with further space immediately adjacent to the cottage.

The gardens are a defining feature of the property, a private stretch of riverbank extending around 200 feet, with lawned areas, established planting and a stone terrace directly outside the cottage. A gazebo offers a sheltered spot overlooking the river, complemented by a greenhouse, shed, log store and gate providing access to the historic Cobbly Walk.

The garden offers a wonderfully tranquil setting with full riverbank ownership and private fishing rights.

### SERVICES

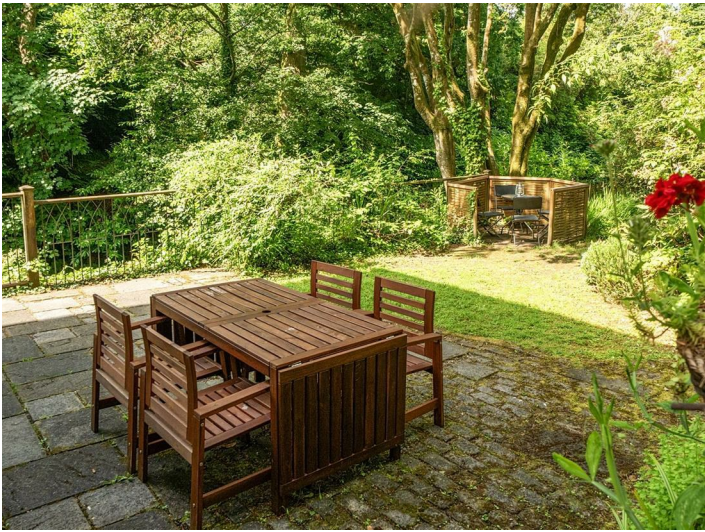
Mains water. Private drainage via shared Klargestep septic tank. Mains electricity. Underfloor heating throughout, electric radiators in all rooms, log burning stove.

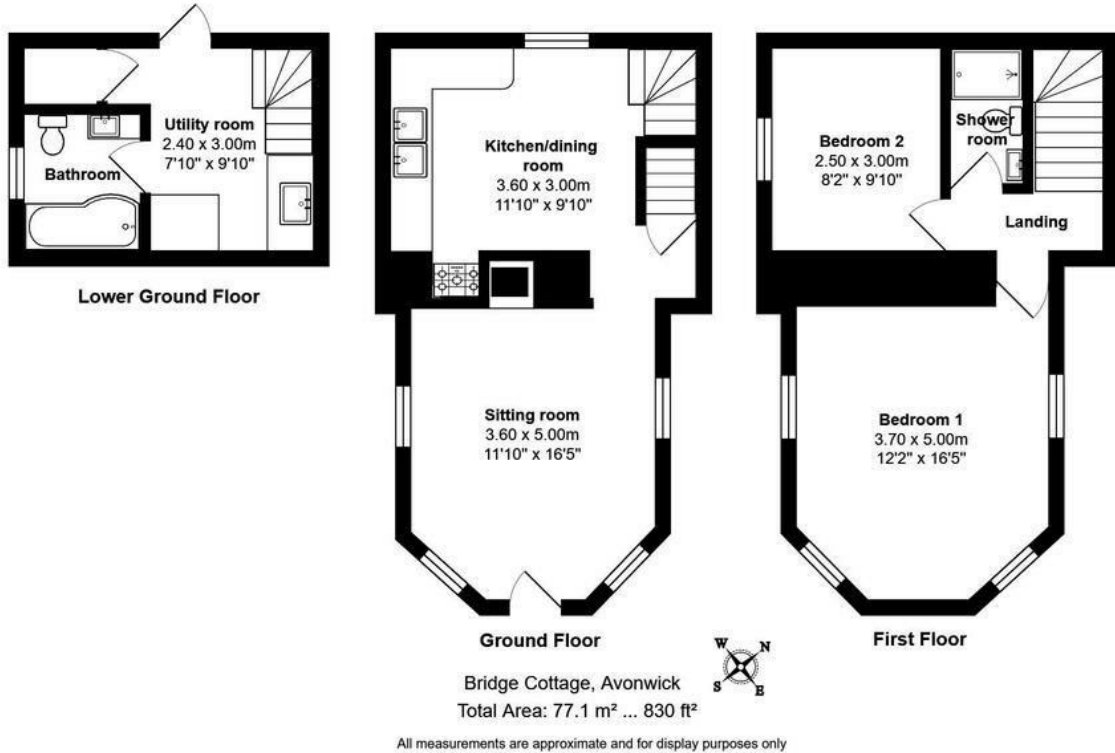
According to Ofcom, Ultrafast service is available with maximum download speeds of up to 1,000 Mbps. Outdoor mobile coverage is good.

The property lies within Flood Zone 3 due to its proximity to the river, however to our client's knowledge it has not experienced flooding.

### DIRECTIONS

From Totnes, take the A381 towards Kingsbridge (Western Bypass), turning right at the traffic lights towards Plymouth and Avonwick (A38). Continue towards Avonwick and, just before the bridge into the village, the property will be found on the right. Parking is available along the lane.





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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