

CHESTNUT COTTAGE

MALBOROUGH • KINGSBRIDGE • DEVON





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Rural living, fabulous views, an income stream and within walking distance from Salcombe

Chestnut Cottage

Entrance hall • Sitting room • Dining room • Kitchen/ breakfast room
Utility room • Cloakroom

Master bedroom, en suite bathroom • 3 further en suite bedrooms

Oak Cottage

Open plan living room/ kitchen • 2 bedrooms • Family bathroom

May Cottage

Open plan living room/ kitchen • 2 bedrooms • Family bathroom

Gardens and grounds

Outdoor heated swimming pool • Triple garage • Shared private drive
Landscaped gardens • Stabling • Paddocks

Gross internal area (approx)

Chestnut Cottage: 2,099 sq ft (195 sq m)

Oak Cottage: 538 sq ft (50 sq m)

May Cottage: 527 sq ft (49 sq m)

In all about 5 acres (2 Ha)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



The South Hams

The South Hams is known for having an uncommonly temperate climate, consisting of verdant, unspoilt countryside, hidden combes and a spectacular coastline. It is also within an Area of Outstanding Natural Beauty.

The coastline is only about 2 miles away and has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline.

It is a highly desirable location both in terms of its proximity to Kingsbridge Community College (which recently received an "Outstanding" OFSTED report) and also some of the South West's best known beaches including Slapton Sands, Thurlestone, Bantham and

Blackpool Sands and a short ferry ride to the beaches of East Portlemouth.

Shopping

Salcombe (1 1/2 miles) provides a wide range of facilities including a health centre, primary school, various shopping facilities, several churches, four fabulous pubs with excellent dining and a garage.

Marlborough (1/3 mile) has two pubs, two restaurants, a garage with supermarket and post office.

Kingsbridge (5 miles) offers a wide selection of shops Exeter has a fantastic selection of shops and amenities including a John Lewis store.

Plymouth (25 miles) also offers a large shopping mall, theatres, restaurants and various visitor attractions.

Recreation

Both the Salcombe/Kingsbridge and Dart Estuaries provide the perfect base for sailing with cruising opportunities to The Solent, Lymington and Isle of Wight to the east and Newton Ferrers, Plymouth, Fowey and the Fal Estuary to the west.

Dartmoor National Park is just a short drive away. Much of the nearby coastline is owned by the National Trust and also offers wonderful opportunities to enjoy breathtaking views whilst walking along the South West Coastal Footpath.

For the golfing enthusiast, there are excellent courses at Bigbury, Dartmouth and Thurlestone.



Transport

Communication links are good with the A38 Devon Expressway about 15 miles to the north providing dual carriageway access to the M5 Motorway at Exeter.

From Totnes (18 miles) there is a direct train running to London Paddington taking about 2 hours 50 minutes. The train from Exeter (45 miles) takes about 2 hours 4 minutes to London Paddington.

Exeter International Airport now offers a good number of internal and international flights and often avoids the need to travel to London Airports.

Brittany Ferries operate services to France, Spain and the Channel Islands from their terminal at Plymouth (25 miles).

Chestnut Cottage – For sale freehold

Chestnut Cottage is a highly desirable property due to its close proximity to Salcombe (a short bicycle ride or easy walk away) coupled with its proven income stream over the past 16 years. It is situated in a Coastal Preservation Area.

The property is situated in an idyllic, rural and very peaceful setting in the very heart of the South Hams, between Malborough and Salcombe. The latter remains one of the top holiday destinations in the UK and attracts many short-stay visitors and holiday makers throughout the year – all of which contribute towards the property's potential income generation.

Chestnut Cottage is not Listed and consists of about 5 acres of mature and well-established gardens, grounds and grazing paddocks and is hidden down a private, shared drive with rural views looking down the valley to North Sands beach and out to sea on the edge of Salcombe. The main house is physically attached to the two rental properties; Oak Cottage and May Cottage.

Chestnut Cottage consists of four en suite bedrooms upstairs. Downstairs there is a good-sized kitchen/ breakfast room, dining room/ office and a sitting room. The two reception rooms have laminated floors and the kitchen and sitting room have French doors that lead out onto a delightful south-facing terrace.

Oak Cottage and May Cottage

Oak Cottage and May Cottage share a separate, private, lawned garden and terrace and each consists of a kitchen/ living room downstairs and two bedrooms and a family bathroom upstairs. The double room on the first floor in Oak Cottage leads out through a French door onto its own lovely, private, grassed lawn.

Both Oak Cottage and May Cottage have provided a holiday business continuously over the past 16 years. The accounts have been audited annually for the past 15 years.



Gardens and grounds

Opposite the house and across a yard there is a triple garage which is divided as a double garage and a single garage. The latter is currently used as a games room and pool house. There is a separate swimming pool filter house.

Beside the garage block is an outdoor, solar-heated swimming pool that occupies a private and sheltered location.

Equestrian

The property currently has a strong equestrian element which makes Chestnut Cottage highly desirable to anyone wanting to own horses within the South Hams.

There are four good-size loose boxes, a tack room and a feed room. The concreted turnout area leads onto a series of paddocks that have been cleverly divided with

a series of gates and electric fences. This allows the majority of the paddocks to benefit from the hard standing and shelter that the stable complex provides.

Services

The property is on mains gas, electricity and water and has private drainage via a septic tank with a soak away at the end of an electric pump up the hill.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861 234.

Email: customer.services@southhams.gov.uk

Viewing

Viewing by prior appointment only with the agents

Directions (TQ7 3BY)

Take the A38 south from Exeter towards Plymouth. After South Brent take the exit off the dual carriage way for Ermington and Modbury on A37. At Kitterford Cross crossroads go straight over onto the B3196 towards Loddiswell. After driving through Loddiswell, go over the bridge and at the top of the hill, at Sorley Green Cross, turn right onto the A381 towards Plymouth. Bear right at the first roundabout and drive through the village of Churchstow. At the next roundabout turn left. At the T Junction turn right for Malborough. After about 1/3 mile after leaving Malborough, towards Salcombe, look for an entrance on the right marked 'Churchill Farm'. Turn right and follow the driveway down and turn right for Chestnut, May and Oak Cottages.



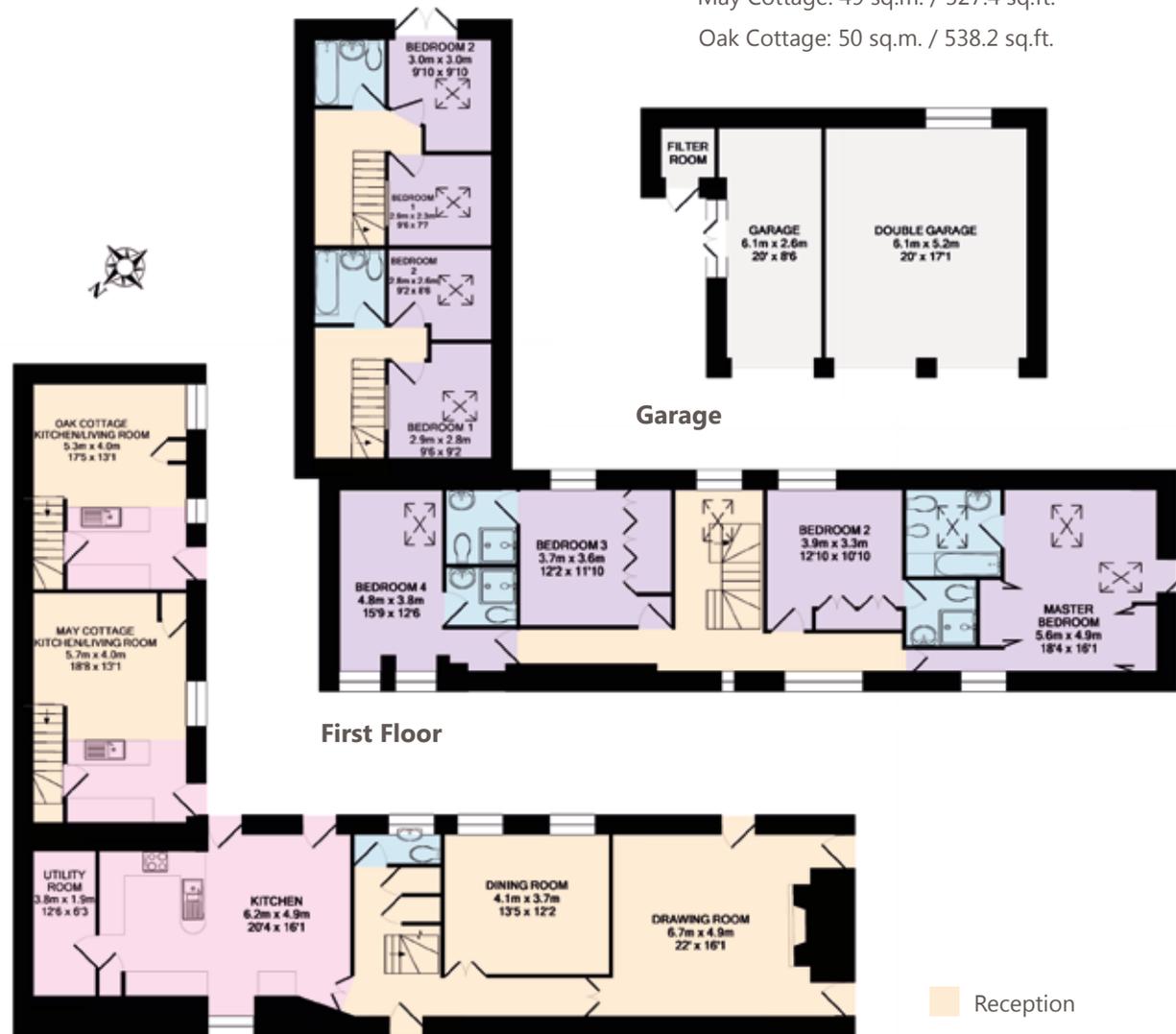
Malborough 1/3 mile • Salcombe 1 1/2 miles
Kingsbridge 5 miles, Exeter 45 miles
(London Paddington 2 hours 4 minutes)
(Distances and time approximate)

Approximate Gross Internal Floor Area

Chestnut Cottage: 195 sq.m. / 2099 sq.ft.

May Cottage: 49 sq.m. / 527.4 sq.ft.

Oak Cottage: 50 sq.m. / 538.2 sq.ft.



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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The full EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Important notice

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Particulars dated: May 2013. Photographs dated: May 2013.

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