



Park End
Stokenham
Kingsbridge
TQ7 2SZ

Guide Price £319,950

Well positioned in the heart of sought after Stokenham, this character 2 reception, 3 bedroom cottage offers plenty of potential to update. Extensive garage/workshop, parking, outbuilding and pretty cottage garden. Oil fired central heating.

- Well positioned character cottage
- 2 reception rooms/3 bedrooms
- Pretty 'sun trap' cottage garden
- Garage/workshop and parking
- Potential to develop & update



Full Description

HOW TO GET THERE

From Kingsbridge take the A379 Dartmouth Road and continue through West and East Charleton, Frogmore and into the village of Chillington. Carry on through the village to Carehouse Cross in Stokenham and continue straight on towards Torcross. Follow along for a short distance and take the first left □ which is on a very sharp right hand bend in the road. Follow for approx. 100 yards and Park End will be found on the left, set back a little from the road, approached by a driveway between houses.

SITUATION

Beautifully situated within the centre of the sought after village of Stokenham, Park End is nestled amongst houses right in the heart of the village. A main bus route passes along the A379 between Kingsbridge and the Naval town of Dartmouth and there are facilities in the village of Chillington including a Health Centre, Post Office and Stores, hairdresser and Public House. There are two Public Houses in Stokenham including the Tradesman's Arms and the Church House Inn and St Michael and All Angels Church.

The popular Stokenham Primary School is within walking distance and there are further primary schools at nearby West Charleton and secondary schooling at Kingsbridge Community College.

The market town of Kingsbridge is a about 6 miles to the west where there is a wide variety of shops and amenities, Leisure Centre with bowls arena and swimming pool and Cottage Hospital. The sea at Torcross and the famous Slapton Ley fresh water nature reserve are about 2 miles to the east and to the south lies Prawle Point Peninsular, the most southerly part of Devon. Much of the coastline is owned by the National Trust with miles of cliff path walks along the Devon South Coast Path with access to rugged headlands and sandy coves.

DESCRIPTION

Park End is a characterful, period cottage with spacious living accommodation and three bedrooms. The cottage is a little quirky with great potential to update and improve. Benefitting from light, spacious rooms and picture windows this property has been a very happy family home for many years. The majority of the windows are double glazed, the wooden floor boards are attractively exposed and the wooden doors have been striped. The cottage benefits from many original character features and oil fired central heating.

To the outside, an integral, spacious garage/workshop offers potential to develop. Parking is available to the front and the side of the cottage, along with a feature stone built outbuilding with a slate roof, previously part of the piggery. A private, pretty 'cottage' garden sits to the rear of the property, stocked with mature shrubs, a shaded sitting area and mainly laid to lawn.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

A part glazed door leads into an impressive entrance hall with plenty of space for storage etc., providing access hto the Living/Dining room, the Sitting room and the Bathroom.

LIVING/DINING ROOM

A spacious L-shaped room with character and an alcove with built-in storage cupboards set into the wall, providing good space for a dining area, a good sized, double glazed picture window offers views out over the village and beyond. Attractive exposed wooden floor boards, radiator and a central ceiling light.

KITCHEN

Entered either from the parking area to the side of the house through a part glazed stable door, or down two steps from the Living/Dining room, the kitchen benefits from dual aspect windows (one double glazed), wall and floor fitted units, a stainless steel sink with mixer tap, space for a cooker, fridge and plumbed for a washing machine. The kitchen offers a stone tiled floor with wall lights and part tiled walls.

SITTING ROOM

A good sized, adaptable room with double aspect windows, exposed wooden floor boards, attractive striped pine doors, two radiators and a central ceiling light. Access to stairs leading to the first floor.

BATHROOM

With natural light supplied by a frosted window, a white suite comprising of a low level w.c., basin with built-in storage underneath, bath with shower attachment, part panelled, part tiled walls, wall mounted mirror, vinyl flooring, radiator and central ceiling light.

BEDROOM ONE

A bright, spacious double room with double aspect windows (one double glazed), character features, exposed, painted floorboards, radiator and a central ceiling light.

BEDROOM TWO

A spacious single room with direct access to the garden, through a wooden cladded, double doored porch. With a double glazed window overlooking the garden, exposed wooden floor boards, loft access, radiator and a central ceiling light.

BEDROOM THREE

A double bedroom with a single glazed window overlooking the garden, exposed wooden floor boards, radiator and central ceiling light.

OUTSIDE

GARAGE

Approached along a walled concrete driveway, the garage benefits from a remote controlled electric door. With plenty of potential the integral garage opens up into a workshop/store having room for more than one car, a window to the garden, concrete floor, plasterboard ceiling, strip lighting and electric sockets.

Parking is provided to the side of the property along with a

good sized stone built shed, once part of the piggery, with a slate roof and plenty of potential.

To the rear of the house is a good sized, pretty garden can be reached through a gate access to the side of the house, or via a porch which leads from Bedroom 2. The garden is a quaint 'cottage' garden filled with colourful mature trees and shrubs. An attractive shaded sitting area is well positioned to the top of the mainly walled and hedged garden, a path leads down the side and under a honey suckle arch, the rest of the garden being laid to lawn.

TENURE

Freehold

SERVICES

Mains electric, water and drainage. Oil fired central heating.

COUNCIL TAX

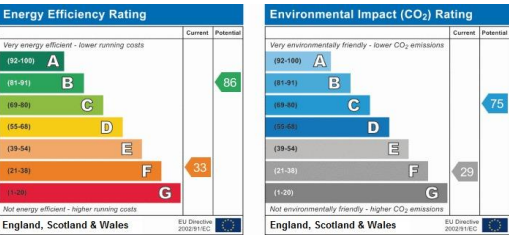
The property is council band 'D'

LOCAL AUTHORITY

South Hams District Council
Follaton House
Plymouth Road
Totnes
Devon
TQ9 5NE
Tel: 01803 861234

VIEWING

Strictly by appointment with the agents:
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Park End, Stokenham



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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