







A two bedroom character cottage located in the heart of West Charleton benefiting from a private courtyard garden, large carport and cosy accommodation throughout.

- **Two Bedrooms**
- **Wood Burning Stove**
- **Enclosed Courtyard Garden**
- **Close Proximity to Schools**
- **Nearby Beaches**
- **Original Features Throughout**
- **Off Road Parking**
- **Investment Opportunity**
- **Countryside Views**
- **EPC Rating F**
- **Council Tax Band A**

## Hillcrest

**West Charleton, Kingsbridge, TQ7 2AH**

Nestled in the heart of the popular village of West Charleton is this cosy character cottage, Hillcrest. The property boasts a wealth of character with a large inglenook fireplace, exposed beams to ceilings, flagstone flooring, window seats and exposed floor boards to the first floor. The quintessential countryside village enjoys a public house, bus stop, nearby countryside walks, village pub and primary.

The accommodation offers two double bedrooms with the master bedroom enjoying far reaching views over the countryside to the estuary in the distance. On the ground floor is a spacious open plan living/ dining room with fire place and access to the front aspect, shaker-style kitchen, and shower room.

To the rear of the property is private courtyard garden with stone outhouse and access pathway to the front of the cottage. The property comes complete with a spacious car port together with a separate parking space.

West Charleton is a small village located on the stretch between Kingsbridge and Dartmouth, this delightful location benefits from a village pub, primary school and is surrounded by beautiful countryside walks including along the Charleton Marsh. The village has a regular bus route providing good transport links.

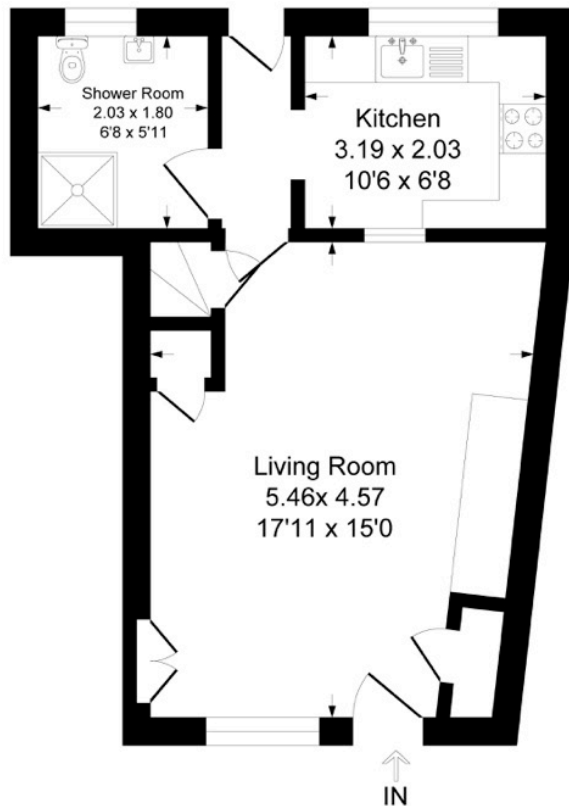


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Telephone 01548 857474  
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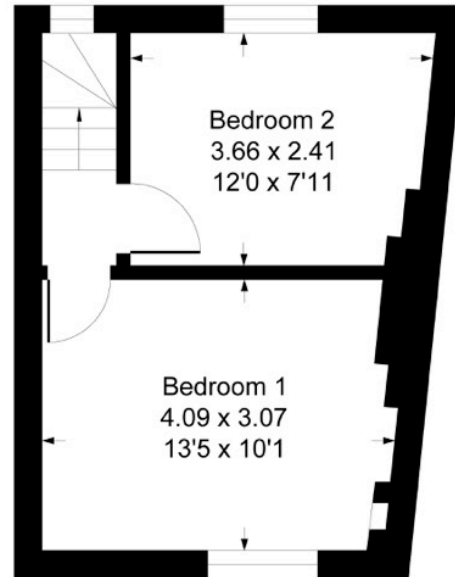
[www.luscombemaye.com](http://www.luscombemaye.com)

# Hillcrest, West Charleton, TQ7 2AH

Approximate Gross Internal Floor Area = 58.2 sq m / 627 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



## SERVICES

Mains Electricity, Water and Drainage. LPG fired hot water

## COUNCIL TAX

The property is in Council Tax Band A

## TENURE

Freehold

## LOCAL AUTHORITY

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

## VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 800178.

## DIRECTIONS

Proceed out of Kingsbridge on the A379 and continue across Bowcombe Bridge and into the village of West Charleton, passing The Charleton on the left hand side, Hillcrest, can be found a short distance after on the left.

Address: 1 Vine Terrace, Fore Street, KINGSBRIDGE, TQ7 1AJ  
RRN: 5039-7921-2000-0077-9222

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		61	73
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			