

**SAMPLE  
MILLS**



**Cockington Lane  
Cockington Village  
Torquay  
Devon**

**£875,000**

FREEHOLD





Cockington Lane, Cockington Village, Torquay, Devon

**£875,000 freehold**

Meadow Thatch is a picturesque thatched Detached Cottage sitting in its own grounds in the heart of the picturesque village of Cockington that is a living time capsule in the heart of the English Riviera of South Devon's beautiful bay. The property is situated close to all local amenities Torquay, Preston, Paignton, beaches and within easy access of the A380 and M5 motorway.

The property, that has been sympathetically restored within recent years, offers spacious living family accommodation and dates back to the early 19<sup>th</sup> century.

Internally, the property comprises entrance vestibule, reception hallway, downstairs cloakroom, lounge/dining area with built-in wood burner, step up to the dining area with doors out to the garden, large kitchen/breakfast room with offset utility, downstairs double shower room and downstairs bedroom. A staircase leads to the landing where there are 2 double bedrooms on the first floor with a family bathroom and airing cupboard.

The property also benefits from oil fired heating, a double garage, off road parking and level lawned mature gardens that have been carefully manicured and landscaped to appreciate the beauty of the property and the plot. The property also has seating areas to the front.

For those seeking an older style property in this unique position, viewing is highly recommended.



### Covered entrance

Bell pull. Oak stable door to:

**Reception Hall – 4.00m x 3.90m (13'1" x 12'0")**

Exposed timber ceiling beams. Stone wall. Oak flooring. Intruder alarm control panel. BT point. Double cast iron period radiator. Cupboard downstairs. Staircase rising to the first floor.

### Shower/Cloakroom

Large fully tiled shower enclosure with screen and double shower. Dual flush w/c. Contemporary circular stone hand-wash basin with mixer tap with timber surround. Shaver point. Wall mounted column. Towel rail. Tiled floor. Extractor fan. Ceiling beams. Obscure window to front.

**Lounge Area – 4.50m x 4.10m (14'9" x 13'5")**

Cosy front room with two windows looking over the front with deep timber sills. Window to the side with timber lintel and deep timber sill. Substantial timber ceiling beams. Double cast iron period radiator. Wall lights. Exposed stone pillar with electric wood burner effect fire on slate hearth. Oak flooring. Opening to either side with exposed walls to:

**Dining Area – 3.70m x 2.70m (12'2" x 8'10")**

Double glazed French opening doors onto the rear garden. Part vaulted ceiling with exposed beams. Double cast iron period radiator. Oak flooring. Wall lights.

**Kitchen/Breakfast Room – 5.80m x 2.70m (19'0" x 8'10")**

Fitted range of solid timber bespoke soft close base and eye level wall mounted storage cupboards. Double Belfast sink unit and mixer tap with adjoining Cherrywood timber worktop surface areas with tiled surround. Further worktop surface areas in Granite black either side of a gas fired Aga with double oven, grill and warming oven. Integrated appliances including dishwasher, microwave, 4 ring hob, griddle pan to side and Aga canopy over. Exposed stone wall. Part vaulted ceiling with exposed beams. Tiled floor. Double cast iron period radiator. Two windows to the rear with deep timber sills.

**Utility Room – 2.60m x 1.28m (8'6" x 4'2")**

Fitted with a range of base and eye level wall mounted units, matching the kitchen. Belfast sink with storage cupboard under. Adjoining Cherrywood worktop surface area. Tiled surround over. Plumbing for washing machine. Granite worktop surface area and surround to side. Gas boiler for central heating and timer control unit. Double panelled radiator. Tiled floor. Part vaulted ceiling with exposed beams, full length. Storage cupboard. Windows. Door to the rear.

**Bedroom 1 – 4.50m x 4.50m (14'9" x 14'9")**

Two windows to the front with deep timber sills. Substantial timber ceiling with feature timber vertical support beam. Double cast iron period radiator. Wall lights. Exposed stone wall.

## FIRST FLOOR

Staircase turning with exposed brickwork wall leading to half landing with timber balustrade. The stairs continue to:

### Main Landing

Hatch to roof space. Ceiling spot lamps. Double airing cupboard with factory lagged tank and slated shelves. Smoke detectors. Door to:

**Bedroom 2 – 4.50m x 4.50m (14'9" x 14'9")**

Window to the side with deep timber sill. Double radiator. Exposed timber ceiling beams. Spot lamps.

**Bedroom 3 – 4.60m x 4.10m (15'1" x 13'5")**

Window to the side with deep timber sill. Double radiator. Exposed timber ceiling.

**Bathroom – 3.52m x 2.00m (11'6" x 6'7")**

Comprising 3 piece suite. Tiled walls. Panelled bath with central mixer taps and shower attachment. Concealed wash-hand basin with mixer tap. Fitted mirror with integral lighting over. Timber display unit with low level w/c. Chrome ladder radiator. Sloping ceiling. Exposed beams. Extractor fan. Ceiling spot lamps.

## OUTSIDE

**Double Garage – 5.50m x 4.90m (18'1" x 16'1")**

Double up and over doors. Power and light. Pitch roof. Storage area. Parking directly in front of the garage. Shingle driveway. Parking for several vehicles.

The garage is approached by a shingled driveway providing private parking for several vehicles. A timber gate at the side of the drive opens onto a decked walk-over with adjoining stream and with access to the side and the front of the property. A further gate leads to the walled garden which has been laid to lawn which features a number of fruit trees including cherry, pear and apple trees, together with established bay trees and a walnut tree in other areas of the garden. Directly in front of the property there is a low maintenance garden that has been shingled with raised shrubs and borders. Double timber gates lead on to the road that could provide additional parking if required.

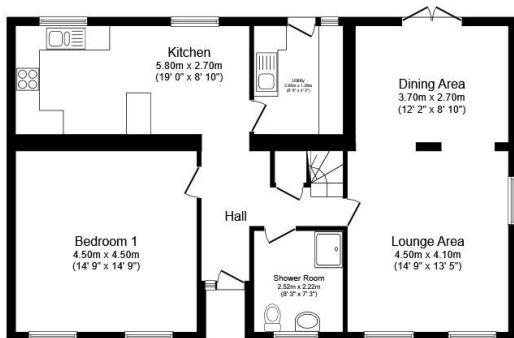
On the eastern side of the Cottage there is an enclosed lawn garden featuring mature trees overlooking substantial raised timber terrace arranged on two levels. Pleasant views are ensured here over the garden and the joined grounds. Also a further feature is a timber bridge that allows Aabor and climbing clematis leading to the rear garden which features a shaped lawn and is walled on two sides with a further set of double timber gates opening onto the rear. The garden also features a barbeque area and circular patio.

### Agents Note

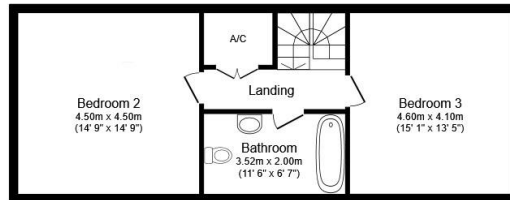
Council Tax Band: TBC

EPC Rating: 'D'

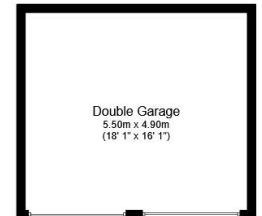




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.