

Kingsbridge Office: 01548 852352

Collacott House - Kingsbridge

£845,000

Bedrooms: 5

Bathrooms: 2

Parking: 4

Garden

A classic thatched former farmhouse of great character leading into gardens and land with timber studio/workshop and large central pond surrounded by a variety of mature trees. The Grade II listed house and neighbouring house, to which it is attached are reported to date back to the early 16th Century. In the 17th and 18th Centuries the original farmhouse was extended, remodelled and divided creating the current house which had a further addition in far more recent years. A driveway sweeps down to a parking area for several cars bringing easy access to the main entrance. Within the garden a now disused swimming pool and on the edge overlooking the land a studio/workshop together, subject to planning permission, offers the possibility to be creative with 'Grand Designs' on a slightly smaller scale.

The house is of traditional stone construction under a thatched roof with the more recent addition of modern construction. Throughout the oil fired centrally heated accommodation there are numerous character features dating back over the hundred of years blending with the conveniences of modern living and comprises:

On the Ground Floor

Open Glazed Porch - Ground Floor

Part Glazed Vestibule - Ground Floor

of contemporary design with tall half arched entrance door and vaulted ceiling, bookshelving built into recess, stone walling features, paved floor. Stable door to:

Hall - Ground Floor

with radiator, slate tiled floor.

Cloakroom - Ground Floor

with a white WC and hand basin, slate tiled floor, fully tiled walls.

Utility Room - Ground Floor

with Belfast sink and enamelled drainer, shelved recess, plumbing for washing machine, radiator, coat hooks, part tiled walls.

Storeroom - Ground Floor

with surfaces and shelving, glazed door to rear pathway.

Kitchen - Ground Floor

14'8" x 14'7" | 4.48 x 4.47

with an extensive range of Corean working surfaces incorporating a sink bowl, cupboards and drawers under, tall pull out shelf unit, glazed wall cupboards and lighting under. Built in electric oven, ceramic hob and two ring Calor gas hob having a stainless steel extractor hood over, AEG refrigerator and deep freeze. Plumbing for dishwasher, TV aerial connection, telephone point, recessed lighting, beamed ceiling slate tiled floor, Worcester Calor gas fired boiler supplying the central heating and hot water systems, glazed door to central courtyard.

Sitting/Dining Room - Ground Floor

20'1" x 12'9" | 6.13 x 3.91

affording a double aspect with large open stone fireplace having a 'Resolute' woodburner on tiled hearth, beamed ceiling, flagstone floor, window seats, radiator, TV point, wall lights, feature curved door to understairs cupboard.

Lounge - Ground Floor

19'7" x 16'8" | 5.97 x 5.09

affording a double aspect with large open stone fireplace and old timber lintel over, bookshelves in side recesses, additional bookshelves on opposite wall, large beams to ceiling, two radiators, TV aerial lead, telephone point, wall lights, glazed door to central courtyard.

On the First Floor

Landing - First Floor

with tall window feature to central courtyard, airing cupboard containing the hot water cylinder and electric immersion heater, shelved cupboard, hatch and ladder to roofspace.

Bedroom 1 - First Floor

19'8" x 18'2" | 6 x 5.54

affording country views with built in wardrobes and end shelving, shelving, radiator, TV aerial lead, telephone point, exposed roof timbers. Curved wall feature to walk in tiled cubicle having glass door and thermostatic shower, round glass basins on large old timber shelf, large mirror and lights over, radiator, tiled floor and part tiled walls, views across the village to the church.

Bedroom 2 - First Floor

14'4" x 8'9" | 4.38 x 2.69

affording views across the village with window seat, radiator.

Bedroom 3 - First Floor

10'11" x 8'8" | 3.34 x 2.65

affording views across the village with window seat, radiator.

Bedroom 4 - First Floor

8'7" x 7'4" | 2.63 x 2.24

affording views across the village with window seat, radiator.

Bedroom 5 - First Floor

8'9" x 7'2" | 2.69 x 2.19

affording country views with window seat, radiator, shelving.

Bathroom - First Floor

with a suite comprising bath having a thermostatic shower and curtain over, pedestal basin and WC. Light/electric shaver point, electric towel rail, part tiled and part timber walling feature.

Separate WC - First Floor

with pedestal basin, mirror and lights over, extractor, tiled walls and floor.

Outside

The house is accessed over a graveled drive to a parking area bounded by hedging and passing garden laid to lawn with mature shrubs and trees. Sleeper edged steps lead up to a low stone walled and paved terrace around the open porch. Paths from here lead around to the rear

bounded by stone walling and established hedges and small yard off the Store Room. From here the pathway leads to a central courtyard surrounded by the stone walling and thatched roofs of the houses, concrete and stone paved with climbers and power point.

Outside

A grassed driveway leads from the parking area through the first garden area of approximately .3 of an acre largely surrounded by hedges and trees laid to grass with established shrubs and flowers in part set around a disused Swimming Pool 32' x 16'. At the edge is the oil storage tank. Adjoining the garden is a level field of 1.75 acres including a large pond laid mainly to grass and surrounded by well established trees. Set in one corner is a timber building with scope, subject to planning permission for alternative use and provides:

Studio

18'2" x 16'9" | 5.56 x 5.13

with stable door and inner glazed door, light, power point.

Workshop

18'2" x 12'5" | 5.56 x 3.79

with stable door, light, power points.

Tractor Shed

13'6" x 11'10" | 4.14 x 3.63

with double doors.

Photos



Floor Plans

