

Kingsbridge Office: 01548 852352

Goodshelter Cottage - Kingsbridge

£700,000 (Guide Price)

Bedrooms: 3

Bathrooms: 1

Parking: 3

Garden

For sale by Public Auction on Thursday 23rd March 2017 at 2.30pm at The Village Hall, Thurlestone, Kingsbridge, TQ7 3LY.(unless sold previously by Private Treaty). Subject to the Law Society standard conditions of sale (4th edition) and to the Special Conditions, which may be inspected on application to the Vendors Solicitors.

The name alone helps to describe the peaceful location of this most charming detached cottage standing in nearly three quarters of an acre having direct frontage of 220 feet to Waterhead Creek as may be viewed from the side windows. This whole area of unspoilt countryside around the creeks of the Kingsbridge Estuary is a mix of peace and natural beauty. The front of the cottage is so traditional and to enter is a step into the past with small living rooms and a later extension to the rear setting the imagination alive to create a stunning home possibly combining the traditional and contemporary looking out into the creek.

Goodshelter Cottage is of traditional stone construction under a newly slate roof with a later rear timber frame and clad extension under a metal roof. The garden and land slopes from the cottage to the creek to which there is a 220 feet frontage with vehicular access and parking off the adjoining road. Original period features remain within the character accommodation that comprises:

On the Ground Floor

Trellised Open Porch - Ground Floor

Entrance Hall - Ground Floor

Sitting Room - Ground Floor

12'0" x 8'8" | 3.66 x 2.66

affording a double aspect over the garden to the front and through trees to creek from the side with tiled fireplace, recessed shelving, window seat, slimline storage heater.

Dining Room - Ground Floor

11'11" x 7'6" | 3.65 x 2.3

with a solid fuel Rayburn Range having a back boiler supplying hot water, side recessed cupboards, understairs cupboard, window seat, beamed ceiling, slimline storage heater.

Kitchen - Ground Floor

15'10" x 9'11" | 4.83 x 3.04

with working surfaces, inset single drainer sink top, cupboards and drawers under, shelving, electric cooker point, plumbing for washing machine, slimline storage heater, tiled floor.

Store/Utility Room - Ground Floor

11'9" x 6'7" | 3.59 x 2.02

with door to rear garden.

On the First Floor

Landing - First Floor

with slimline storage heater.

Bedroom 1 - First Floor

12'4" x 8'9" | 3.76 x 2.68

affording a double aspect including a side view through trees to the creek with window seat, slimline storage heater.

Bedroom 2 - First Floor

12'2" x 8'10" | 3.72 x 2.71

with wardrobe build into recess, basin, slimline storage heater, hatch to roofspace.

Bedroom 3 - First Floor

7'4" x 6'9" | 2.25 x 2.06

affording a double aspect over the land and through the trees to the creek.



Bathroom - First Floor

with a green coloured suite comprising bath, pedestal basin and WC. Electric shaver point, slimline storage heater, airing cupboard containing the hot water cylinder fitted with an electric immersion heater.

Outside

A gate opens from the roadway to the side of the cottage into the front level part stone walled garden laid to grass intersected with a stone path to the front door and surrounded in part by shrubs. To the side of the cottage is an area of sloping grass and the rest of the land extending to nearly three quarters of an acre is to young and mature trees around cleared areas. The land continues down to the foreshore at a raised level. In the north western corner vehicular access from the road beside the ford is provided to an unmade parking area beside the remains of a single garage providing an opportunity to build a larger garage/boat store, subject to planning approval.

Photos





Floor Plans



Total area: approx. 91.7 sq. metres (986.6 sq. feet)

Energy Performance Certificate