



mansbridgebalment

WEIR QUAY

O.I.E.O £399,950





# LITTLE BIRCH COTTAGE

Weir Quay, Bere Alston, PL20 7BY

*A hidden detached cottage which is positioned down a private no through leafy lane and surrounded by fields.*

3 Bedrooms  
Approx. Half an Acre of Garden  
Shed and Summer House  
Lovely View Across Fields  
Driveway and Parking  
Updating and Improvement Required

**O.I.E.O £399,950**



**19 Fore Street  
Bere Alston  
Devon  
PL20 7AA**

[mansbridgealment.co.uk](http://mansbridgealment.co.uk)



## SITUATION AND DESCRIPTION

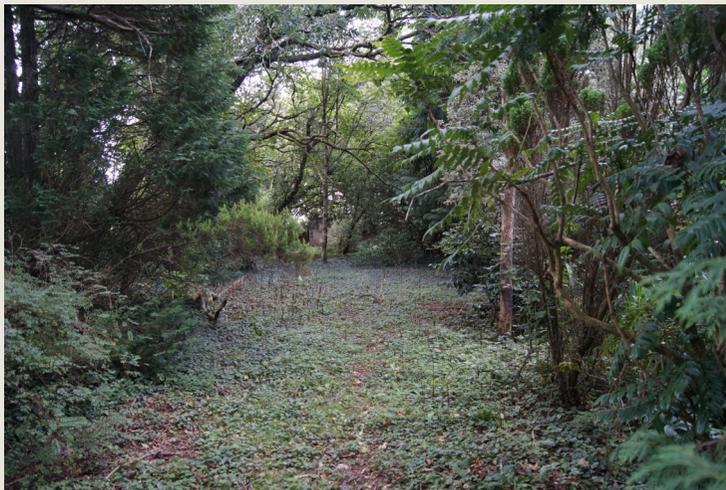
A hidden detached cottage which is positioned down a private no through leafy lane, away from near neighbours and surrounded by rolling Devonshire fields on the Bere Peninsula.

The property requires updating and improvement but does benefit from period character and an established garden that extends to approximately half an acre which also require restoring to former glory. The garden is mainly to the south and west of the cottage with views over the landscape. We understand the house was extended in the 1950/60's and the original cottage potentially built originally 250 years ago. The home benefits from oil fired central heating and a open fireplace in the sitting room plus private drainage, mains water and electricity. We have been advised that there is good and reliable broadband and mobile signal from certain networks.

The cottage is on the edge of a village called Weir Quay which offers a boat yard with excellent mooring and public slipways into the Tamar River which is a short distance down the hill. The village of Bere Alston is also a short 20 minute walk from the house via a public footpath or two minutes by car, offering a GWR railway station, shops, primary school, garage and petrol station, doctors surgery and pharmacy plus a pub in both this village and Bere Ferrers nearby.

There is a parking area to the side of the cottage plus a five bar gate into the gardens halfway down the driveway. A pedestrian gate opens to the gardens and leads to the entrance. There are steps down to the lower garden with a stone wall boundary which backs onto the fields along with a log store that requires repair.

There are further steps up to a higher garden which would make a stunning area when landscaped again with a pond and Devon bank boundary. There is a shed and a summer house which again need work. A path runs around the property to a small area of garden which is flanked by the lane with a dense evergreen hedge for privacy and a pedestrian gate. There are lovely views from the main gardens in a southerly direction across fields which normally home to sheep. The two carriage GWR train runs along the bottom of this small valley and is the only occasional break in the serenity. The entire property is very liveable and would make an exciting project for the next owner.



## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

### **GROUND FLOOR**

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

DINING ROOM

SITTING ROOM

BATHROOM

CLOAKROOM

STORE

### **FIRST FLOOR**

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM



### AGENTS' NOTE (1)

We understand from our vendor that the small no through lane down to the house is owned by the Edgcombe Estate where there is a minimal fee to the estate for use. There is a public footpath along this lane which is occasionally used.

### AGENTS NOTE (2)

We understand there is an annual Ground Rent Charge of £5.

### SERVICES

Mains water and electric, private drainage and oil fired central heating. We have been advised that the septic tank is in the neighbouring field.

### OUTGOINGS

We understand this property is in band ' E ' for Council Tax purposes.

### VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

### DIRECTIONS

From our Bere Alston office continue passed the post office and up Fore Street. After a short distance and at the crossroad turn right into Pentillie Road following the sign to Weir Quay. As the road bends to the right take the left hand fork and head out of the village. At the next junction head straight on and in turn over the railway bridge. Just after the railway bridge take the next left again signposted to Weir Quay. Follow this lane and pass the cottage on the left and then take the next available turning on the left which is the driveway leading to the house marked by our for sale board.





GROUND FLOOR  
APPROX. FLOOR  
AREA 111.4 SQ.M.  
(1199 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 94.8 SQ.M.  
(1020 SQ.FT.)

**BETTER COVERAGE, WIDER CHOICE**  
**MORE LOCAL OFFICES** than any other Estate Agent in our **AREA \***



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TAVISTOCK · YELVERTON · BERE PENINSULA  
OKEHAMPTON · LONDON MAYFAIR

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\* PL19, PL20, EX20