



The Old Pottery, Chillington

Kingsbridge, Devon TQ7 2JR

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





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This is a substantial stone-built property offering reverse level living situated in the heart of Chillington.

The ground floor accommodation comprises covered entrance porch opening in the spacious hall, off which are 2 double bedrooms, a bathroom, cloakroom and utility cupboard. Upstairs is the superb, light filled open plan sitting, kitchen, dining room. It has a fantastic, vaulted ceiling with exposed beams and rafters, triple aspect windows and skylight. To one end is a walk-in store room and the cosy sitting area with wood burner on a slate hearth. The kitchen has fitted floor and wall units, integrated appliances, breakfast bar, and there's plenty of space for free standing furniture and a dining table and chairs.

The village of Chillington has its own amenities including a village hall, playing fields with children's play area, community orchard, post office/general store, hair dressing salon and health centre. There is a primary school in the neighbouring village of Stokenham which is rated outstanding by Ofsted and fine parish churches in Stokenham and Sherford. The village is conveniently placed for easy access to Start Bay, Salcombe and Dart estuaries, renowned for their sailing, and is also close to the beautiful South Devon coastline where there is a marvellous selection of beaches and coves, spectacular rugged cliffs and headlands all linked by the South West Coast path.

KEY FEATURES

- Stone built property
- Reverse level living
- Large open plan kitchen, living, dining room
- Kitchen with integrated appliances
- 2 double bedrooms
- Utility cupboard and store room
- Bathroom and cloakroom
- Vaulted ceiling with exposed beams, rafters and skylights

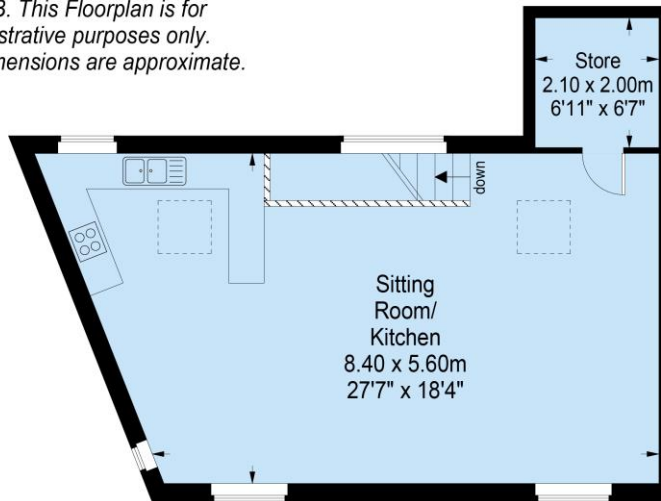
BEDS 2 | BATHS 1 | RECEPTS 1 | EPC - D | COUNCIL TAX - D | TENURE - Freehold

SERVICES

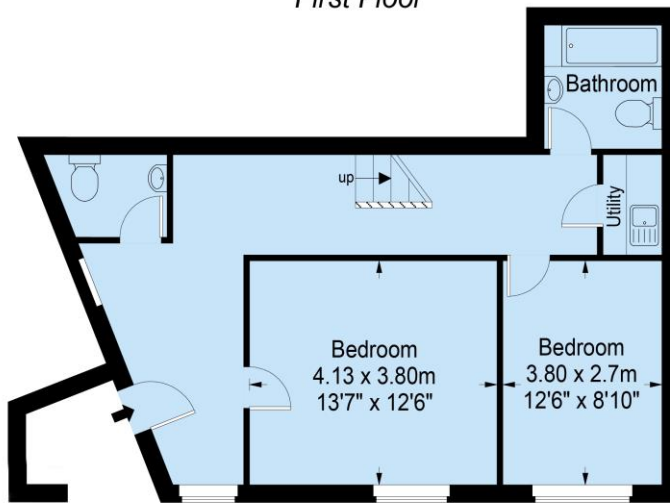
Mains electricity, water and drainage. Storage heaters.

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NB. This Floorplan is for illustrative purposes only.
All dimensions are approximate.



First Floor



Ground Floor

Total area 115.47 Sq.m
(1243 Sq.ft) Approx.



DIRECTIONS

From Kingsbridge take the A379 Dartmouth road out of town passing through the villages of West and East Charleton then Frogmore. On reaching Chillington continue into the village, go past the 'Bear and Blacksmith' pub, and then the village shop. The property will be found a little further on, on the left-hand side just after the turning to Brooklea Way.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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