



**Chillington, Kingsbridge**  
Kingsbridge

**£695,000**

## The Property:

The entrance hall provides a welcoming introduction to the property, with useful under-stair storage, space for coats and stairs rising to the first floor.

To one side of the hall is a comfortable sitting room, centred around a recently installed wood-burning stove with new flue. Dual aspects, including patio doors opening into the conservatory, create a bright and inviting living space ideal for relaxing throughout the year.

A particular feature of the property is the substantial conservatory, currently utilised as a dining room. Benefitting from an electric heater, this room can be comfortably enjoyed in all seasons and provides an attractive connection between the house and garden.

The kitchen is a generous and sociable space, fitted with dark blue units complemented by timber worktops and a Belfast sink positioned beneath a window overlooking the surroundings. There is ample space for a large dining table and chairs, together with plumbing for a washing machine and tumble dryer, an integrated dishwasher and space for a fridge freezer.

Beyond the kitchen, an archway leads into a versatile annexe which can be separated from the main house if required. Previously operated as a successful holiday let and currently arranged to accommodate a family member, this area offers excellent flexibility for those seeking independent living space, guest accommodation or additional income potential.

The annexe comprises a characterful snug, library or office area with exposed beams, leading through to a kitchenette with fitted units, sink, cooker, space for a fridge freezer and room for a table and chairs. A door provides independent access to the side of the property and its own parking area. There is also a cloakroom with WC and wash hand basin, whilst a generous double bedroom enjoys both rooflight and conventional window, together with an en-suite bathroom fitted with a bath, shower over, WC, wash hand basin and heated towel rail.

On the first floor, the accommodation is arranged around a split landing. The principal bedroom enjoys delightful countryside views and benefits from fitted Sharps wardrobes and an en-suite shower room comprising a walk-in shower, WC and wash hand basin.

Two further double bedrooms are located on the opposite side of the landing, both enjoying their own en-suite shower rooms with WC and wash hand basin. One bedroom also benefits from a useful built-in storage cupboard.





Outside, the south-facing rear garden is a real highlight and enjoys a peaceful setting with far-reaching countryside views. Directly from the conservatory is a raised decked terrace, perfectly positioned to take advantage of the sunny aspect and outlook. Steps descend to an area of lawn bordered by established shrubs and planting, creating an attractive and private outdoor space. A rear gate provides access to the parking area.

The property benefits from private parking together with a useful storage area. In addition, there are two substantial sheds and further storage space suitable for kayaks, bicycles and outdoor equipment, offering excellent practical storage and potential for further adaptation, subject to any necessary consents.

#### The Location:

Chillington is a popular village around 5 miles from the market town of Kingsbridge with a post office/general stores and a health centre as well as the popular pub The Bear & Blacksmith. The excellent primary schools of Stokenham and West Charleton CofE are minutes away in neighbouring villages. The beach at Torcross is just 5 minutes to the East and for any boat lovers, there is a slipway one mile away at Frogmore. There are many lovely countryside walks in and around Chillington also with footpaths and some beautiful wooded areas within a few minutes stroll.

#### Further Information & Services:

**Tenure:** Freehold. There is a shared driveway but no costs have ever been contributed towards the upkeep.

**Services:** Mains electricity, water and drainage. Oil central heating and woodburner. Standard outside socket installed for EV charging.

**EPC Rating:** E

**Construction Type:** Stone construction, tile roof.

**Mobile Coverage:** According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

**Broadband Availability:** Superfast fibre available – check via Ofcom or supplier

**Flood Risk:** According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

**Planning or Development Issues:** None known.

**Other Information:** In extreme weather, the conservatory wall has leaked but it has been treated with weather sealant. The expansion tank for the water has an external outlet.

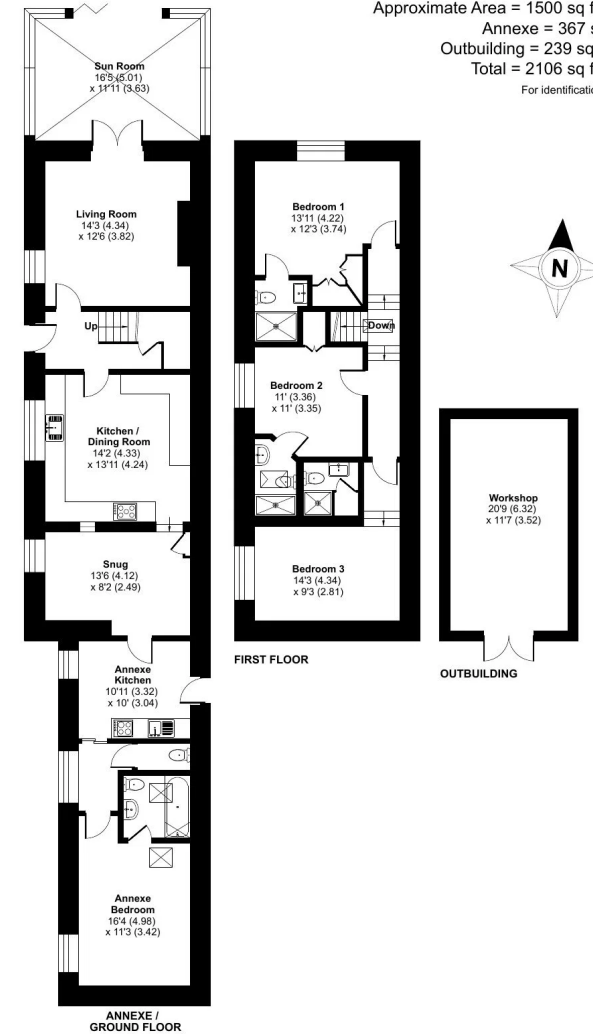






## Fuchsia Cottage, Chillington, Kingsbridge, TQ7

Approximate Area = 1500 sq ft / 139.3 sq m  
 Annexe = 367 sq ft / 34 sq m  
 Outbuilding = 239 sq ft / 22.2 sq m  
 Total = 2106 sq ft / 195.5 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1479550



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### Disclaimer:

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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.