



South View, Slapton



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Kingsbridge, TQ7 2PN

Slapton Sands 0.5 miles. Kingsbridge 8 miles. Totnes 13 miles.

A charming single storey 2 double bedroom cottage, set within the heart of the highly desired village of Slapton. Beautifully presented, with high ceilings and naturally light interiors. The property enjoys pretty south westerly village and rural views and benefits from a courtyard garden.

- Charming single storey cottage
- Two double bedrooms
- Fabulous open plan sitting room/kitchen
- Sun room with stunning village views towards the church
- Shower room and utility room
- Secure courtyard garden
- Superb lock-up and leave property
- Thoughtfully modernised property
- Freehold
- Council Tax Band C

Guide Price £355,000

SITUATION

Slapton is considered to be one of the prettiest and most desirable villages in the South Hams, almost equal distance between Kingsbridge and Dartmouth, the village has a thriving local community, two excellent pubs, a well-stocked general store, village hall, chapel and C13th church. It is just a few minutes walk from a 3-mile long beach and is also known for the internationally famous Slapton Ley Nature Reserve. The National Nature Reserve at Slapton Ley, a Site of Special Scientific Interest is located on the edge of the village and is the largest freshwater lake in the south west of England.

DESCRIPTION

A charming single storey cottage located within the heart of the highly desired village of Slapton. Enjoying fine views over the village, the Church, the Tower and surrounding countryside. Beautifully presented accommodation throughout, with high ceilings and benefiting from a sheltered, low maintenance courtyard style garden. South View was formerly part of the old village bakery and shop before the building was turned into two homes and over time, has been extensively renovated, modernised and updated.

The vendors have improved the property in their brief period of ownership to include the addition of a brand new Everhot electric cooker, wired smoke detectors to comply with the regulations required for holiday letting.



ACCOMMODATION

Access to the property, via the resin bond passage with lots of useful storage cupboard space , log store and door to the porch. From the porch there is access into the welcoming entrance hall, airing cupboard and cupboard with water tank. There is a fabulous, naturally light, open-plan sitting/dining/kitchen with vaulted ceilings, painted beams, oak flooring. The sitting room part of the fabulous open plan reception room, has a superb corner wood-burning stove. The dining area open through to the kitchen. The kitchen area is fitted with a range of wall and base units, integrated appliances include a recently fitted electric Everhot cooker, fridge freezer, dishwasher, oven and hob. Adjoining this is a pretty sun room, with full wall of windows, which is a wonderful place to sit, relax and take in the far reaching south and westerly village views.

There is a large, light and airy utility room with modern toilet with integrated handwash basin and a door directly to the outside area. The generous master bedroom has built in wardrobe and feature fireplace. The second bedroom is again a double, with built in wardrobe, feature stone wall and double split shutters to the window. The shower room has a large walk-in shower, WC and sink. The ceramic wall heater provides heat very quickly and is automatically triggered when you enter the room through the sensor on the bathroom ceiling.

OUTSIDE

There is a beautiful courtyard garden to the side and rear of the property, a wonderful space that is ideal for alfresco dining or enjoying a drink in the sunshine. This area has a resin bond finish to this area which makes it attractive and virtually maintenance free. There is a useful storage shed and lovely views over the village, St James Church, the ancient Tower and the surrounding countryside. The passageway leads along the side of the property, once you pass through the unlocked pink painted door which is visible from the road in Slapton.

TENURE

Freehold.

SERVICES

Mains drainage, water, electric. Wall mounted Electric Haveland heaters. Superfast broadband is available at this location along with various mobile networks (Ofcom).

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

From Kingsbridge follow the A379 out through to Torcross continue along Slapton line and take the left hand turn towards Slapton. Follow this road through the village where South View can be found on the left hand side just before the Queens Arms. There is a pink painted door which is always open and looks like a front door, however, push this open and continue along the passageway and the front door to South View is the third along on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment through our Kingsbridge office.

AGENTS NOTE

The neighbouring property has a right of way through this initial section of the passageway to a side door into their property, which is rarely used.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Total area: approx. 79.3 sq. metres (853.9 sq. feet)



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