



Fern Cottage Start



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Slapton, Kingsbridge, Devon, TQ7 2QD

Kingsbridge Approx. 8 miles. Slapton approx. 1.5 miles Dartmouth approx. 9 miles

A beautifully presented, truly charming 19th century cottage with an abundance of character and versatile accommodation set in approx. two acres of tranquil gardens which include streams, mature planting, flowering plants and wooded areas.

- Charming Detached Cottage
- Two Reception Rooms and Sun Lounge
- Extensive Gardens approaching 2 acres with Stream
- Freehold – Council Tax Band C
- A Magical Two-Bedroom Hideaway
- Rural Location
- Separate Study/Guest Room with En Suite

## Offers In Excess Of £550,000

Fern Cottage is located in the rural hamlet of Start approx. 1.5 miles from the coast and a mile from the village of Slapton, considered to be one of the prettiest and most desirable villages in the South Hams. Almost equal distance between Dartmouth and Kingsbridge, the village has a thriving local community, pubs, a well-stocked general store, village hall, chapel and C13th church. Just a few minutes' walk is a 3-mile-long beach.

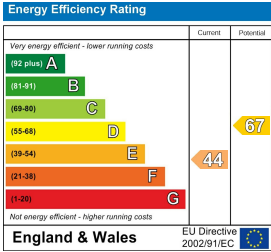
A truly delightful, quintessential, detached 19th century cottage set in a peaceful and idyllic location with an abundance of character and charm throughout. The cottages looks across the extensive mature gardens, with informal seating areas, bridges cross the meandering stream to the marshland areas - a true wildlife haven. A covered porch leads to the front door with access into the entrance hall. The kitchen is fitted with a range of cottage-style units. There are two reception rooms, along with the sun room providing access to the garden, a double bedroom and bathroom. Accessed via external steps is the 'bothy' an ideal separate guest suite/study with its own en-suite shower room. Externally, the gardens, of around 2 acres, are an enchanting feature of this charming cottage, partly boarded by a stone wall, they are a real hide away. There is an array of established plants including gunneras, a tree fern, productive fruit trees; including fig, apple and damson, and other mature trees including a Ginkgo Biloba and pretty, well-stocked borders. The leat and stream meander through the lower garden, with bridges to cross to the natural wildlife haven and convenient direct access to the opposite lane. There is a gated driveway with ample parking, EV charger and a useful shed with power.

Mains electricity, water. Oil fired central heating. Private Drainage. The current vendors have Starlink broadband and based on the latest data at Ofcom mobile coverage from EE, Vodafone, Three & O2 are available at the property.





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.



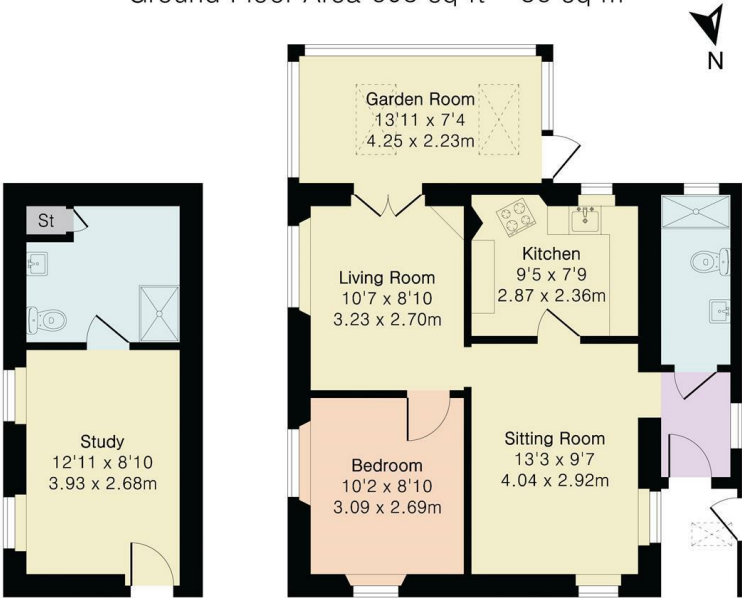
1 The Promenade,  
Kingsbridge, TQ7 1JD

kingsbridge@stags.co.uk  
01548 853131

Approximate Gross Internal Area 790 sq ft - 73 sq m

Lower Ground Floor Area 187 sq ft – 17 sq m

Ground Floor Area 603 sq ft – 56 sq m



Lower Ground Floor

Ground Floor



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