

THE VENTURE

SLAPTON, KINGSBRIDGE, DEVON

JACKSON-STOPS

THE VENTURE
SLAPTON, KINGSBRIDGE, DEVON

A delightful, detached cottage, with 3/4 bedrooms, parking for two cars, 0.25 acre raised gardens with view and several outbuildings, including an artist's studio and office.



DISTANCES (approximate)

DARTMOUTH 7 MILES

KINGSBRIDGE 8 MILES

TOTNES TRAIN STATION 12 MILES

SUMMARY

Upper ground floor (garden level)

• Sitting room • Conservatory • Kitchen/dining room
• Double bedroom • Bathroom • Study/bedroom 4

Lower ground floor (street level)

• Entrance hall • Double bedroom with en suite shower room • Laundry room

First floor

• Double bedroom with study/dressing room
• Eaves storage

Outside

• Large office • Workshop/store • Studio • Summer house
• Mower shed • Gardens of about 0.25 acre
• Parking for two cars



LOCATION

Situated almost equidistant between Kingsbridge and Dartmouth, Slapton is one of the prettiest and most sought-after villages in South Hams. A chocolate box mix of thatched, listed and contemporary homes, the village is situated about half a mile from Slapton Sands, a gorgeous 3-mile-long beach. The village has a thriving community with a village shop, two pubs, an active village hall and a 13th century church. Slapton Ley, a Site of Special Scientific Interest, is located on the edge of the village and is the largest freshwater lake in the southwest of England. The Southwest coast path runs along the edge of Slapton Ley and takes in some of the most spectacular scenery the region has to offer. In the neighbouring village of Stokenham is Stokely Barton, a fabulous farm shop and deli, with café and pop-up shops. Primary schooling can be found at Stokenham and Stoke Fleming, and secondary schooling is in Dartmouth and Kingsbridge. The nearby village of Chillington offers a doctor's surgery, post office and village store. The market town of Kingsbridge offers two supermarkets, a filling station, a cinema, a leisure centre and an eclectic mix of independent shops and boutiques, as well as many pubs and restaurants. Dartmouth offers much the same, including an M&S Food Hall, and is home to The Seahorse, which was recently named as 'Best restaurant outside of London' by the Food and Travel Reader Awards 2025. Dartmouth hosts several yearly festivals, including the Dartmouth Royal Regatta, Food Festival, Music Festival and Galleries Week. Totnes offers a main line rail link to London Paddington (2 hours 40 minutes).

THE PROPERTY

The Venture is a charming, detached cottage, set within private, well-established gardens and enjoying a peaceful position in the heart of the village. The accommodation is arranged over three floors, with external access available on both lower and upper ground floors. The lower ground floor is approached from Prospect Hill and comprises an entrance hall, a double bedroom with en suite shower room and a utility cupboard. Stairs rise to the upper ground floor, which is also accessed from the driveway and garden level, and comprises a delightful sitting room with woodburning stove set in fire recess and sliding doors to the gardens. The kitchen/dining room is light and generous in size and fitted with an Everhot range and connects to the sunroom, which provides a lovely seating area and doors out to the garden. Also on this floor, is a double bedroom and family bathroom with both bath and walk in shower, and a study which has been used as a fourth bedroom. Stairs rise to the first floor, which is dedicated to a double bedroom with study/dressing area.







OUTSIDE

The gardens are a delight and truly complement the cottage, being private, well-established, largely laid to lawn with mature shrubs and beds, and a terrace for al fresco dining. There is a good size vegetable garden, which is need of some TLC, but the gardens have been well cared for and extend to 0.25 acres. It is rare to find such a lovely array of outbuildings in a cottage such as The Venture, but as the house was occupied by an artist for many years, there are several, and include a **large office**, with wall-to-wall book shelving and bespoke curved desk; which would also make a lovely guest bedroom if needed, a **workshop/store**, a **study/print** room and a **summer house/studio**. There is also a **mower shed** in the garden.

A driveway provides parking for two vehicles, a rare feature in Slapton.

LOCAL DIRECTIONS: (POST CODE: TQ7 2PN)
What3words///video.propelled.sparrows

If approaching from the A381, (Kingsbridge/Totnes) follow the road into the village and as Prospect Hill levels out, The Venture will be found on your left. If approaching from the A379 (Dartmouth/Torcross) follow the road past The Queens Arms and continue through the village, passing the church. The Venture will be found a little further on, on the right, opposite Brook Street.

PROPERTY INFORMATION

Services: Mains water, drainage and electricity. Electric heating and woodburning stove.

Tenure: Freehold.

Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE. Tel : 01803 861234. www.southams.gov.uk

Tax Band: D.

EPC Rating: G.

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with Jackson-Stops Exeter office: 01392 214222.

For sale by private treaty with vacant possession on completion.







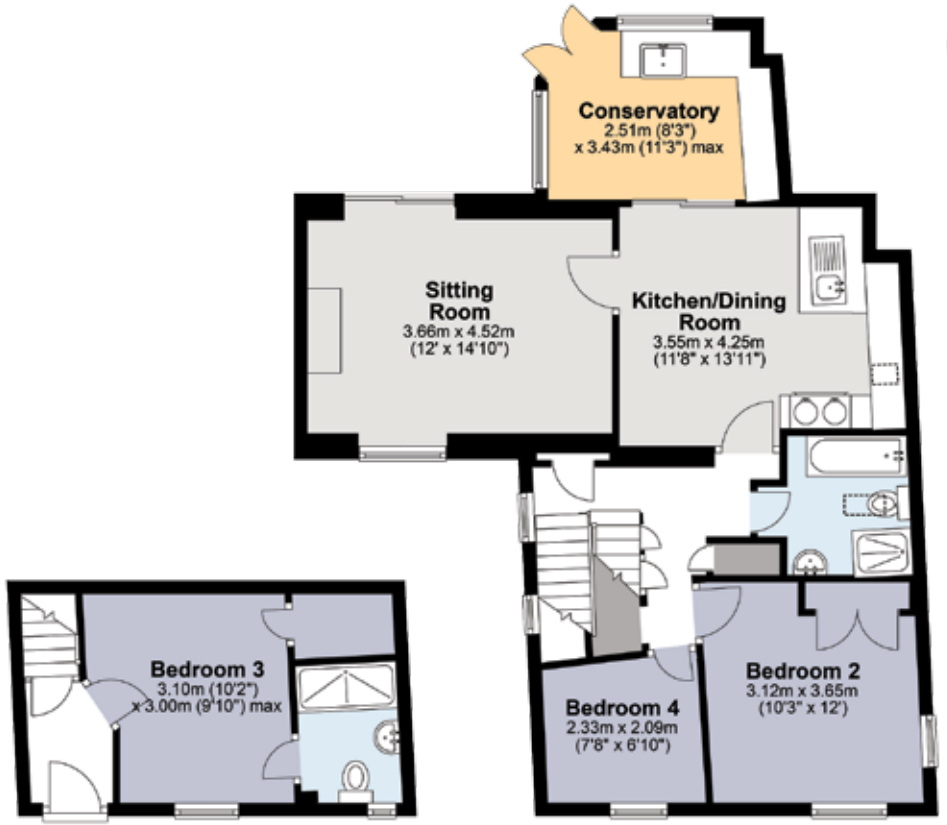


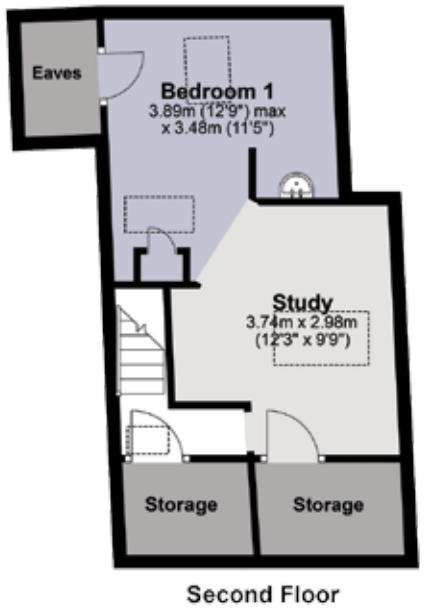
Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

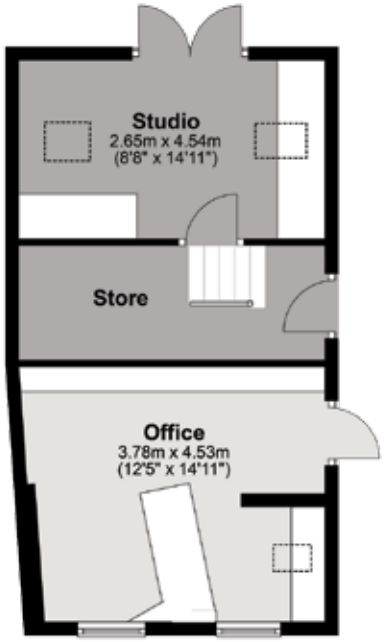
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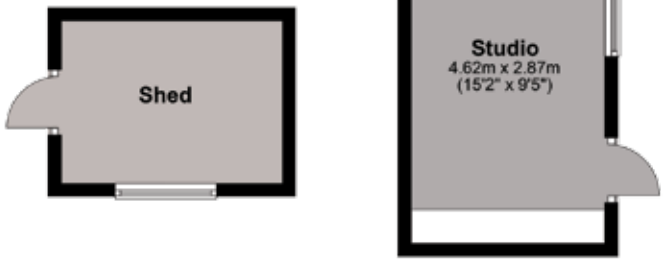
Main area: Approx. 116.3 sq. metres (1251.6 sq. feet)

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











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