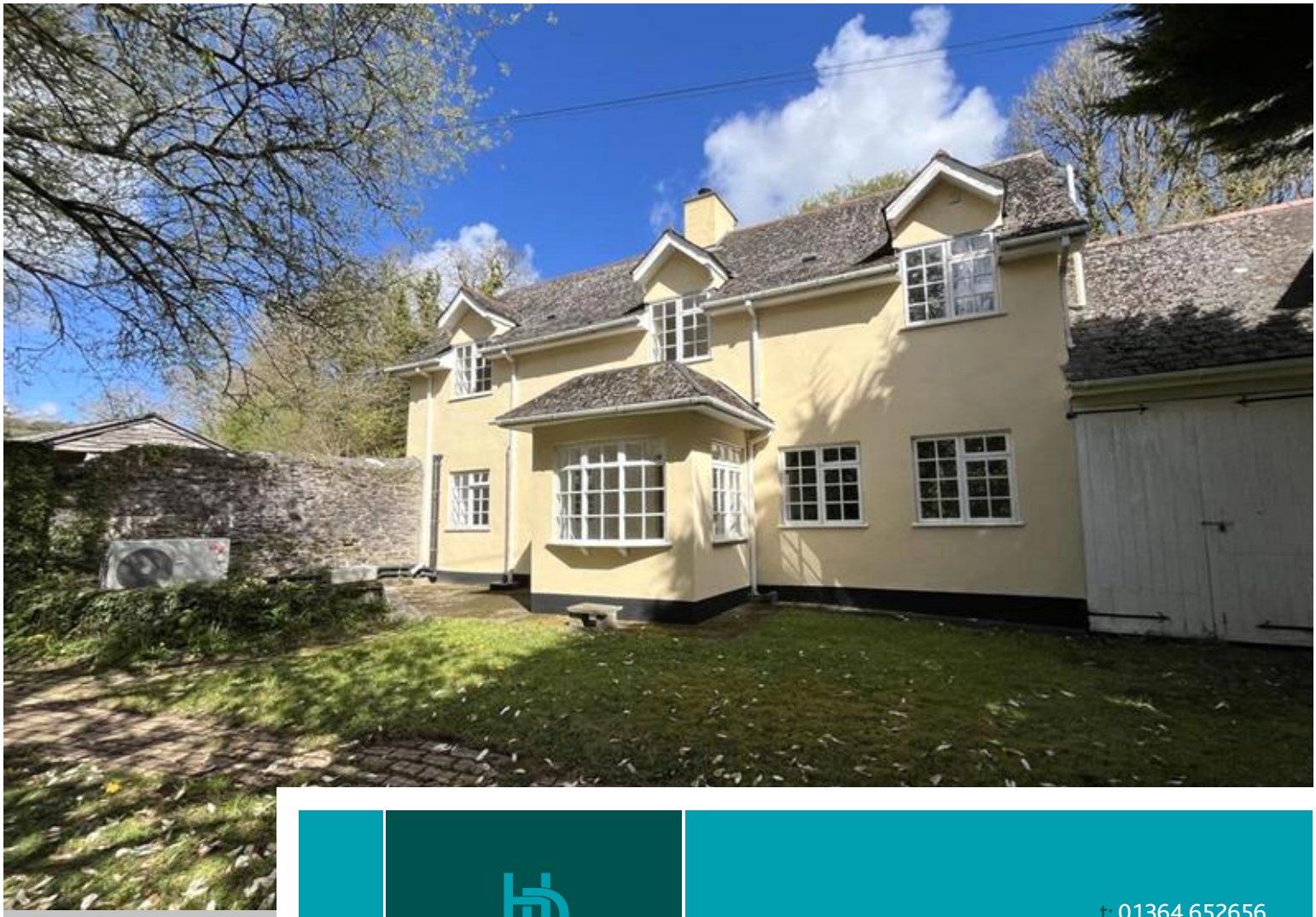


HOWARD DOUGLAS

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The Coach House, North Huish, South Brent, Devon TQ10 9NF

A most appealing cottage (link-detached) with walled garden set in the rolling South Hams countryside around three miles south of South Brent and the A38

Porch | Living Room | Kitchen-Diner | Cloakroom/WC | Three Bedrooms
Bathroom | Air Source Heat Pump | Garage and Parking | Secluded Walled Garden
No Onward Chain

£395,000

Situation & Description

Created in part by the conversion of a former coach house, this attractively modernised cottage occupies a wonderfully quiet rural setting in the South Devon Area of Outstanding Natural Beauty.

It has a good sized living room with cosy wood-burner, modern kitchen with space for a dining table and three good sized bedrooms served by a modern bathroom/WC, plus a useful ground floor cloakroom/WC. It also has a large front porch and the benefit of a spacious loft area. A new Riello air-source heat pump has recently been installed making this a warm, energy efficient home. The floors are of wood, tile or vinyl and the accommodation has neutral decor throughout.

Outside, there are good sized walled gardens, front and back, with mature trees including two Magnolias and an apple tree. The walled and gated front reception garden is level with space for parking and a useful garage.

The hamlet of North Huish is surrounded by rolling countryside with wooded valleys and rivers. Avonwick is around a mile away and the larger village of South Brent, where the A38 can be accessed, is a ten minute drive.

DIRECTIONS
Travelling west on the A38 take the Marley Head exit at South Brent and follow signs for South Brent/Avonwick. When you reach Avonwick turn right by the petrol filling station and then first left signposted North Huish. Stay on this road for 0.8 miles and turn right just after Huish Cross Cottage. Drop down the hill and at the T-Junction (Rectory Cross) The Coach House will be seen directly opposite.

Council Tax Band: Band E at the time of preparing these particulars (South Hams District Council)
Tenure: Freehold

Please Note

Every care has been taken in the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point that is of particular importance to you, we will be pleased to check it for you. All measurements (including garden/land sizes) are approximate. Floor plans are for illustrative purposes only and not to scale. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The Agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. The Agent has not had sight of the Title documents. We may refer buyers and sellers to conveyancing services provided by GA Solicitors and Howard & Over Solicitors. You are under no obligation to use either of these firms. However, should you decide to do so we may receive a referral fee of £100 for a sale or purchase that proceeds to completion. As we provide a regular supply of work to both firms of solicitors any referral fee is not added to your conveyancing quote.



Entrance Porch
6'5" x 5'9" Composite double glazed entrance door. Tiled floor. Two windows. Inner stable door to the hall.

Hall
Wood floor. Door to kitchen and door to

Living Room
16'7" x 16' Fireplace with wood-burner. Two windows to the front aspect. Two radiators. Wood floor. TV point. Feature port hole window. Door to

Rear Lobby
Built-in cupboard. Radiator. Window. Door to

Cloakroom/W.C
White suite of WC and basin. Tiled floor. Window.

Kitchen-Diner
13' x 12'10" Cream fronted units with wood effect worktops and inset stainless steel sink unit. Built-in Bosch electric oven and Hoover hob with filter hood over. Plumbing for washing machine and dishwaher. Radiator, Tiled floor. LED ceiling spotlights. Two windows overlooking the front garden. Pantry cupboard.

First Floor Landing
Radiator. Pine floorboards. Windows to the front and rear aspects. Built -in cupboard housing the hot water cylinder.

Bedroom 1
17' x 10'8" Windows to three aspects including outlook over neighbouring countryside. Exposed pine floorboards. Radiator.

Bedroom 2
13'7" x 8' reducing to 6'. Window overlooking rear garden. Exposed pine floorboards. Radiator.

Bathroom
9'9" x 7'3" White suite of bath with shower over, wash basin with cupboard beneath and WC. Radiator. Wall mirror over basin. Radiator. Towel rail. Window to front aspect. LED ceiling spotlights.

Bedroom 3
9'10" x 9'6" Window overlooking rear garden and door to rear garden. Exposed pine floorboards. Radiator.

Outside
Gated entrance from the lane to front reception garden which could also provide parking, though there is ample road parking in the lane immediately outside the property.

Garage 15'2" x 7'7" with tall wooden entry doors. Electric light.

The rear garden has overall measurements of approximately 58' deep by 40' wide and is enclosed by a lovely old natural stone wall. It is laid to a gently sloping lawn and has a fine Magnolia tree. There is a sunken paved area behind the cottage and exterior lights and garden power point.

General Information
Air source heat pump. Mains water. Mains electricity. Private septic tank drainage.

EPC Rating - To Follow. A new EPC is being prepared following the recent installation of the air source heat pump.





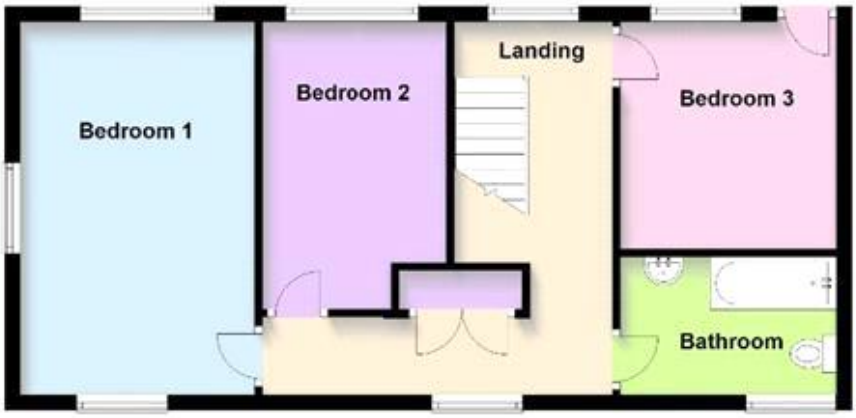




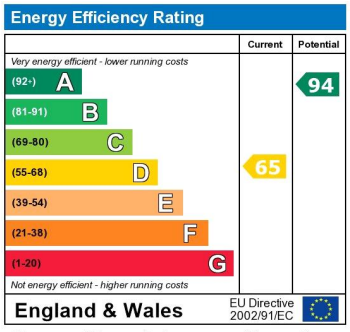
Ground Floor



First Floor



The Coach House, North Huish



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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