

ORCHARD COTTAGE

WADDETON, NR BRIXHAM, SOUTH DEVON



JACKSON-STOPS

ORCHARD COTTAGE, WADDETON
NR BRIXHAM, SOUTH DEVON

TOTAL APPROX. FLOOR AREA 1,290 SQ FT / 120 SQ METRES

A beautifully presented Grade II listed cottage, in the heart of this picturesque South Devon village, with 3 bedrooms, 2 bathrooms, large driveway, walled garden, and small field suitable for planting an orchard or growing vegetables.



For illustration purposes only, not to scale.

DISTANCES

BRIXHAM 3 MILES
KINGSWEAR 6 MILES
DARTMOUTH 6 MILES VIA
THE FERRY
TOTNES 5 MILES
BROADSANDS BEACH 2 MILES

GROUND FLOOR

- Living Room with Study Area
- Kitchen / Dining Room
- Utility / Boot Room
- Shower Room

FIRST FLOOR

- Galleried Landing
- Three Double Bedrooms
- Family Bathroom

OUTSIDE

- Ample Parking for Several Vehicles
- Greenhouse
- Walled Garden and terrace
- Small field, ideal for an orchard, or growing vegetables

LOCATION

Situated two miles in land from the South Devon coastline, Waddeton is a gorgeous ‘chocolate box’ hamlet, which is about 1.5 miles from Galmpton and Churston Ferrers, two villages, which between them, offer just about everything, including two beautiful beaches at Elberry Cove and Broadsands Beach, both offering gently shelving sands and sheltered waters, the South-West Coast Path, which offers spectacular walks along the coastline, the highly regarded Churston Golf Club, Churston Tennis Club, and a parade of shops. There is a well a well-regarded primary school at Galmpton and at Churston Ferrers is one of the South West’s leading co-educational grammar schools. Nearby, Brixham offers a wonderful selection of waterfront restaurants, traditional inns and seafood eateries, and Torquay provides a wider range of amenities including Torbay Hospital, a varied selection of shops, fine dining and cultural attractions, including the Princess Theatre. The marinas at Galmpton, Kingswear and Dartmouth provide excellent facilities for sailing enthusiasts and access to the stunning River Dart Estuary, and communications are excellent, with the A380 connecting Exeter, the M5, and the international airport. Main line rail links from Paignton to Paddington go via Newton Abbot or you can travel direct from Totnes.

THE PROPERTY

Believed to date from the 1700s, Orchard Cottage is a delightful, detached Grade II listed thatched home that is rich in character, retaining many original features, yet offers surprisingly spacious accommodation. A stable door opens from the pretty walled garden into the entrance hall with stone floor, and this in turn leads to the living room, with wood-burning stove set within a fire recess, and study area, complete with wall-to-wall library shelving.



The kitchen / dining room is particularly generous for a cottage of this age, providing space for a dining table and chairs, and forming the heart of the home. Fitted with a range of units, it includes an inset hob, double oven and a traditional Rayburn, which provides both the hot water and central heating. Beyond the kitchen is the utility / boot room together with an adjoining shower room / cloakroom. Stairs rise to the first floor, where a galleried landing leads to three double bedrooms, together with a well-appointed family bathroom.

OUTSIDE

Outside, the enclosed walled garden is a particular feature, thoughtfully planted with an abundance of colourful flowers and established shrubs to create a private and peaceful setting. Adjoining the garden is a field, and part of this is this is to be included with the sale, see boundary map. A private driveway offers ample parking for several vehicles and a greenhouse.



DIRECTIONS (TQ5 0EL)

From the parade of shops in Churston Ferrers, proceed through the traffic lights on the A3022 in the direction of Brixham. Take the first left into Bascombe Road, and Broad Oak is the first house on the right after the common.

What3words – [/// typhoon.commuted.salsa](https://www.what3words.com/typhoon-commuted-salsa)

PROPERTY INFORMATION

Services: Oil-fired central heating and hot water via the Rayburn, mains water, private drainage (shared with the neighbouring property).

Tenure: Freehold and Grade II listed.

Local Authority: Torbay District Council 01803 201201

Council Tax Band: F

EPC rating: Exempt, Grade II listed

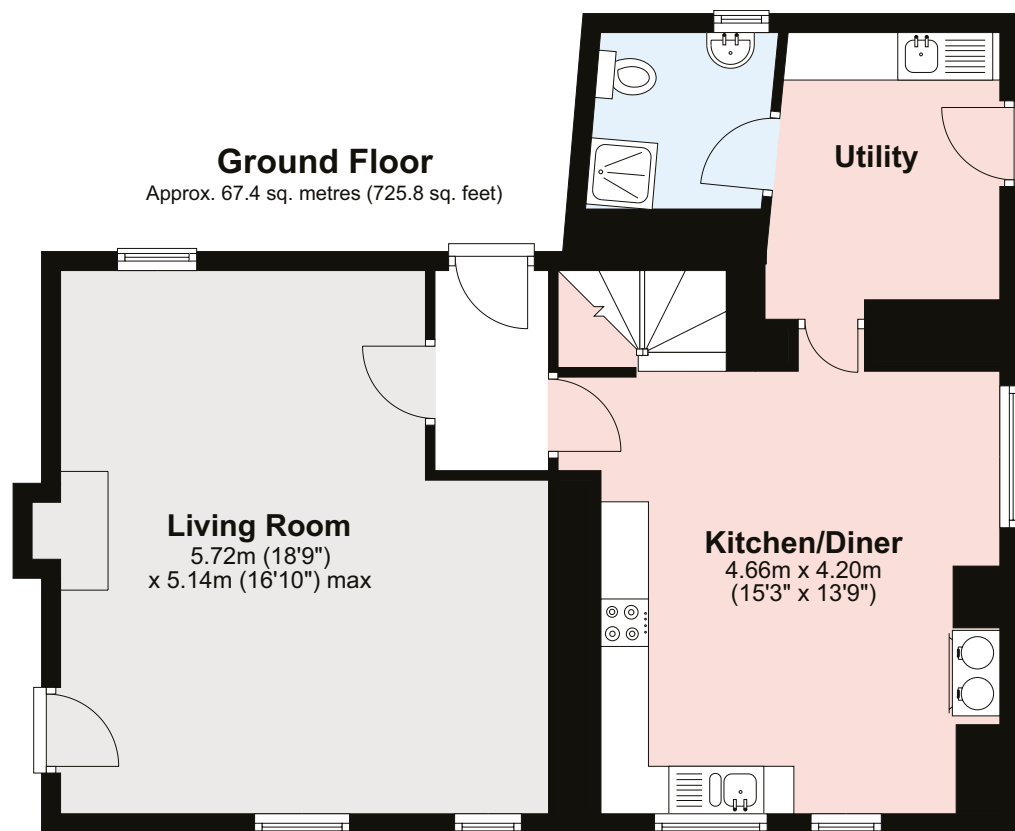
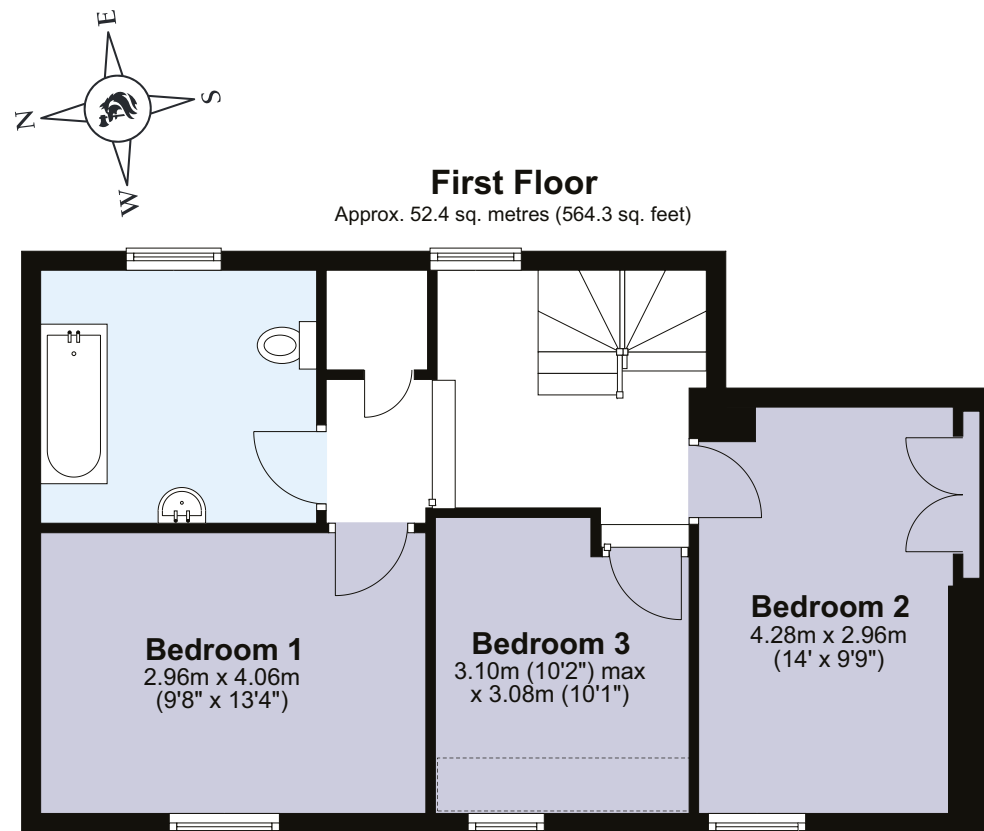
Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

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

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Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy, however
all measurements are approximate. This floor plan
is for illustrative purposes only and is not to scale.



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. Brochure by wordperfectprint.com.

EXETER

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