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goodman

# Jean Goodman Ltd



## Church Cottages, Churchstow £295,000 Freehold

Offers are invited for this characterful and surprisingly spacious four bedroom family home with south facing garden and parking spaces. An extended mid Victorian cottage retaining many original features, the generously proportioned accommodation briefly comprises an entrance hall, sitting room, kitchen/dining room, snug, utility room, master bedroom with en suite and walk in wardrobe, three further double bedrooms and a family bathroom.

This delightful property is situated in the centre of the popular village of Churchstow, just four miles from Kingsbridge and a short drive to the beautiful South Devon coast and the popular sailing resort of Salcombe. The village, which is on the bus route connecting Kingsbridge to Plymouth, has a shop with post office, The Church House Inn, a pub restaurant dating from the 13<sup>th</sup> Century and the 14<sup>th</sup> Century Church of St Mary the Virgin which is immediately opposite the property.

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An oak front door with small glazed panel leads into the

### Entrance Hall

An irregularly shaped hall with flagstone flooring, stairs to the first floor and doors to the cloakroom, snug, utility room and two doors to the

### Sitting Room

A light and airy room with window and French doors opening onto the south facing garden, wall lights and a simple romanesque arch with timber door and step up into the

### Kitchen/Dining Room

A surprisingly roomy space with stone tiled floor, two windows to the front aspect and a second partly glazed front door, recessed ceiling lights and smoke detector. The kitchen area is fitted with a matching range of white shaker style wall and floor units with timber work surfaces, integrated dishwasher, fridge and freezer, Belfast sink and matching porcelain drainer, tiled splashbacks, a range style cooker with four LPG burners, a hot plate and electric ovens and an extractor hood. A walk in larder with shelves provides ample additional storage space and the dining area has room for a large family dining table.

### Snug

A second and rather cosy sitting room with window to the front aspect and a delightful red brick fireplace with open fire and a quarry tiled hearth.

### Cloakroom

With wash hand basin, WC and extractor fan.

### Utility Room

A large utility room with tiled floor, window to the rear aspect, a rolled edge work surface with one and a half bowl stainless steel sink unit, cupboards under and provision for washer and drier.

### Stairs and First Floor Landing

A half landing has a door to bedroom four and after several more stairs the main landing with access to the partly boarded loft via a loft ladder. The landing extends to a wide passage with two Velux windows, currently a play area but would make an ideal office space. Further doors lead to other rooms.

### Master Bedroom

Approached by a passage with built in wardrobes under the eaves, the large master bedroom has a dormer window to the front aspect and two Velux windows to the rear. under eaves storage, recessed ceiling lights, a large walk in wardrobe/dressing room and a further door to the

### En Suite Shower Room

With recessed lights and obscured window, the en suite is fitted with a shower cubicle with Gainsborough electric shower, pedestal wash hand basin, concealed cistern WC, ladder style heated towel rail, glass shelf and shaver point.



### Bedroom Two

A spacious double bedroom with window to the front aspect and a Victorian cast iron fireplace.

### Bedroom Three

Another spacious double bedroom with south facing dormer window giving a view over the rear garden.

### Bedroom Four

Yet another double bedroom with window to the rear and airing cupboard housing the hot water tank with immersion heater, hanging space and wooden shelves.

### Family Bathroom

The bathroom has a Velux window and is fitted with a panel bath with hand held shower and mirrored splashback, pedestal wash hand basin with mirror over, WC, low level storage unit with wide shelf and towel rail.

### Outside

A large parking space is located immediately outside the kitchen. Ideal for unloading shopping. Further parking is available to the side. A small timber structure houses the LPG bottles for cooking.

The south facing rear garden is quite private with a patio, and is mostly laid to lawn with a variety of attractive trees and shrubs. A slightly raised area to one side provides space for a barbeque and al fresco dining. A timber gate with right of way across neighbouring property allows direct access to the road.

### Services

Mains water and drainage and electricity. Heating by recently fitted modern electric storage heaters still under warranty.

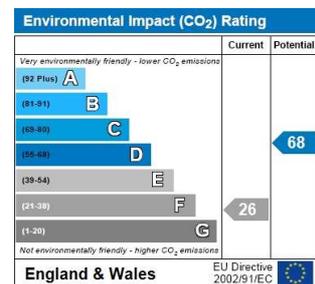
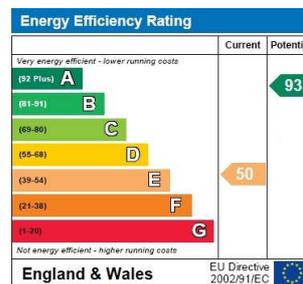
### Council Tax

Council Tax Band D (South Hams District Council)

### Energy Rating

EPC Band E





Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.