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THATCH COTTAGE, AISH
STOKE GABRIEL, TQ9 6PS
GUIDE PRICE
£270,000 - £300,000

A Charming Link-detached Thatched Cottage located in the small hamlet of Aish, betwixt the scenic riverside village of Stoke Gabriel and a short drive from the bustling towns of Totnes and Paignton. Accommodation briefly comprises; Living Room with stone inglenook fireplace and woodburning stove, Kitchen/Dining Room, Utility Room, 3 Bedrooms and Bathroom. Outside there is a level walled Garden with countryside views.

THATCH COTTAGE

Thatched Cottage | Grade II Listed | 3 Bedrooms | Level Walled Garden | Rural Location yet close to Stoke Gabriel, Totnes and Paignton | Many Character Features | Great Family Home or Holiday Cottage | Delightful Countryside Views



BEDROOM ONE

10' 2" x 9' 10" (3.1m x 3m) Window to the rear overlooking the garden and delightful far reaching countryside views. Radiator.

BEDROOM TWO

11' 4" x 7' 10" (3.45m x 2.39m) Window to the rear overlooking the garden and far reaching views of the surrounding countryside. Radiator with decorative cover.

BEDROOM THREE

13' 6" x 6' 1" (4.11m x 1.85m) UPVC double glazed window to the side. Radiator. Feature fireplace.

BATHROOM

6' 9" x 6' 6" (2.06m x 1.98m) Low level WC. Pedestal wash hand basin with chrome taps, tiled surround and glass shelf. Panelled bath with chrome taps and electric shower above, complimentary tiling. Vinyl flooring. Window to the side. Radiator with decorative cover.

OUTSIDE

A wrought iron gate leads from the road and onto a path which leads to the front door and rear.

The rear has a delightful walled garden which is mainly lawned with mature bushes and trees to the side. Far reaching countryside views can be enjoyed from the

SUMMARY

Thatch Cottage is situated in the small hamlet of Aish, which is approximately 1 mile from the

delightful riverside village of Stoke Gabriel, famous for its typical South Hams lifestyle. The village has a small range of amenities including country pubs / restaurants, a village store and post office as well as 'The Shack', a seafood restaurant ideally situated by the river which is a popular spot for crabbing and to admire some waterfront views over the River Dart.

Totnes is approximately 3 miles from the property, which thrives in its own culture. An abundance of boutique shops and eateries can be enjoyed as well as having good rail links in and out of Devon. The coastal resort of Paignton is approximately 3.5 miles in the opposite direction, famous for its long sandy beaches, shops, restaurants and steam railway to and from Kingswear.

Thatch Cottage is a delightful Grade II Listed Devon cottage with a delightful walled garden to the rear, affording far reaching countryside views. The cottage has a spacious living room with the focal point Inglenook fireplace and woodburning stove. Upstairs, two of the bedrooms face the rear, perfectly positioned to admire the views and surroundings of the cottages situ.

The property has many periodic features to admire and

lawned garden and the flagstone laid patio area which is found outside the living room French doors and access to the kitchen / dining room.

FURTHER INFORMATION

Council tax band D. Water meter. Oil central heating. Please note: The photographs of the river, shop and pubs cannot be seen from the property, they are representing the nearby village of Stoke Gabriel.



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is ideally situated for those seeking a rural property yet being within reach of local amenities and bustling towns.

ACCOMMODATION

Wooden door leads into;

LIVING ROOM

16' 5" x 16' 5 max" (5m x 5m) Spacious square room with Inglenook Fireplace with woodburning stove and French doors to the rear overlooking the garden and views of the surrounding countryside. Two radiators. TV point. Stairs rise to the first floor.

KITCHEN / DINING ROOM

16' 3 max" x 7' 6 max" (4.95m x 2.29m) At the rear of the property affording a delightful outlook over the garden and of the surrounding countryside and feature stone fireplace to the dining area. Wall and base units with roll edge worktops and tiled surrounds. Stainless steel sink/drainage. Skylight window. Tile effect flooring. Electric oven. Four ring electric hob. Integrated dishwasher. Door to the garden. Doorway to;

UTILITY ROOM

11' 4" x 7' 5" (3.45m x 2.26m) Tile effect flooring. Worktop with space and plumbing for washing machine beneath. Radiator.

LANDING

THATCH COTTAGE

