



Mill Cottage

Bolberry, Kingsbridge

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming detached period cottage set within an acre of beautiful gardens, moments from the South Devon coast

A three-bedroom period cottage in a picturesque setting, offering over 2,000 sq ft of well-presented accommodation and a large garage/workshop. It benefits from an acre of peaceful, private grounds in the sought-after coastal hamlet of Bolberry, nestled in the heart of the South Hams. The striking South Devon coastline is within easy reach, as well as local amenities and communication links.



4 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



**GARAGE/
WORKSHOP**



1 ACRE



FREEHOLD



**COASTAL/
RURAL**



2,157 SQ FT



**GUIDE PRICE
£795,000**

The property

Mill Cottage is a charming, unlisted detached period home nestled in the tranquil and picturesque hamlet of Bolberry, just a short distance of both Bolberry Down and the beaches at Hope Cove. The property is full of character with generous proportions, traditional beams and the high ceilings unusual for such a cottage.

The main entrance opens into a utility room/boot room with units, washing machine and sink, along with the central heating and hot water boiler. The downstairs w/c and separate home office are off to one side. In true cottage style, the large kitchen and breakfast room is the heart of the home. It has a 2 oven Aga, dishwasher, double sink, separate prep sink and two integrated fridges. Even with all the fitted units there is adequate space for a family kitchen table for informal dining.

From there, the layout flows into the formal dining room and into the triple aspect sitting room boasting a feature "Inglennook-style" fireplace with oak mantle.

A door between these two rooms leads out to a delightful south-facing sunroom and the garden.

At the top of the stairs on the left is the family bathroom with both spa bath and separate shower, sink, bidet and toilet. Ahead there are the generously proportioned bedrooms 2 and 3 each offering lovely views of the garden. There is potential to easily reconfigure them into three double bedrooms, making the cottage a 4-bedroom property. The impressive master suite is a particular feature with its high vaulted ceiling. A walk-in wardrobe and en-suite bathroom with cast iron roll-top bath, separate shower, toilet and double sink complete the suite.

A retractable ladder leads to the well-insulated and boarded loft providing extensive full height storage if required.



Outside

Outside, a large sheltered patio is just a few steps from the main entrance. The extensive mature garden is itself a special feature of the property, with specimen shrubs, herbaceous plants and ornamental and fruit trees as well as a small greenhouse. The upper garden is a wildflower meadow from which are picture postcard views of the cottage with its well maintained and impressive thatch. A stream runs through the garden with two charming foot bridges to the lower lawn.

The property also benefits from a large detached garage/workshop, suitable for car or boat storage, along with private parking for several vehicles and secluded gardens extending to approx. 1 acre.

Location

Bolberry is a small, sought-after coastal hamlet located in the prestigious South Hams district, nestled between rolling countryside and the striking South Devon coastline with walking, cycling and riding routes closeby.

Mill Cottage is conveniently placed for the surrounding villages of Hope Cove, renowned for its sandy beaches, excellent seafood and range of water sports, and Marlborough, which offers local amenities including two pubs, village shops and a primary school.

The historic town of Kingsbridge, approx. 5 miles away, provides a wide variety of amenities including two supermarkets, independent butchers and bakers, a pharmacy, post office, pubs, restaurants, primary schools and a secondary school. The town also hosts a twice-monthly farmer's market, popular amongst locals.

The A38 Devon Expressway provides links to the south to Plymouth north to Exeter. Exeter offers links to the M5 motorway and onwards routes to London and Bristol. There are regular rail services to London Paddington from Plymouth. Exeter International Airport provides an ever increasing number of domestic and international flights including two flights a day to London City Airport.

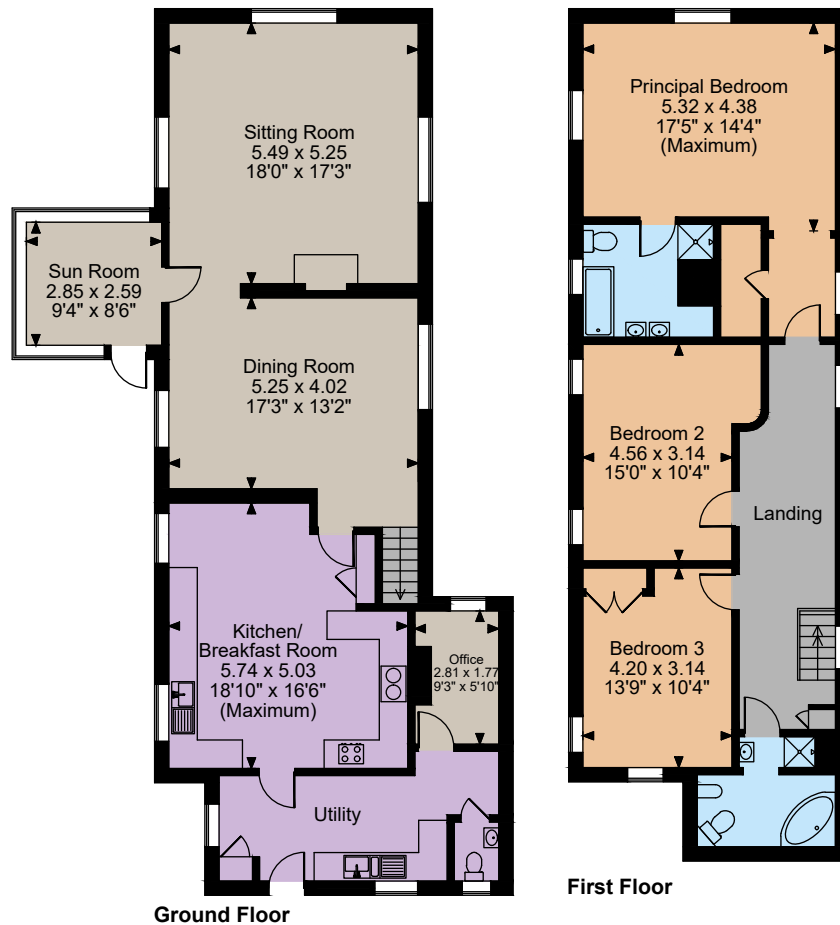
Distances

- Salcombe 3.6 miles
- Kingsbridge 5 miles
- Totnes railway station 18.7 miles
- Dartmoor National Park 18.1 miles
- Plymouth 23.3 miles
- Exeter 45.5 miles

Nearby Schools

- Marlborough with South Huish CofE Primary
- Charleton Academy
- Kingsbridge Academy
- Salcombe CofE Primary
- West Alvington CofE Primary
- Kingsbridge Community College
- Sands School
- Stover school
- King's School





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 2,157 sq ft (200 sq m)
For identification purposes only.

Directions

TQ7 3EA
what3words: ///trucked.shampoos.gentle- brings you to the property

General

Local Authority: South Hams District Council

Services: Mains electricity and private water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: This property is sold subject to any wayleaves or easements

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

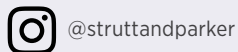
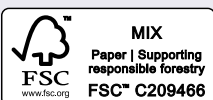
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