



Cob Cottage, Thurlestone, Kingsbridge

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A gorgeous Grade II listed cottage in the **heart of this prime coastal village**, with large gardens, parking and only a few minutes walk from the beach, village shop, pub and golf club.

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## Distances

Kingsbridge 5 miles, Salcombe 7 miles, Totnes 16 miles  
(All distances are approximate)

## Summary of accommodation

**Ground floor:** Entrance lobby | Kitchen/breakfast room | Artist's studio/study  
Sitting room | Dining room | Store room

**First floor:** Main bedroom with shower and en suite cloakroom | Three  
further double bedrooms | Family bathroom

**Outside:** Outbuilding providing storage | Workshop and WC | Gardens  
Driveway and parking

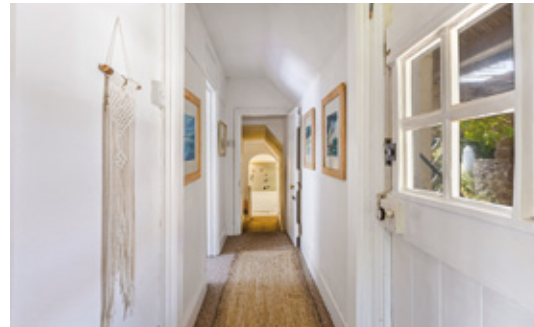
**NB** There is current planning permission to build an additional new detached  
house in the rear garden.

Gross Internal floor area 1701 sq ft / 158 sq m

In all about 0.25 acres

## The location

Thurlestone is a picture postcard village and one of the most sought-after in the South Hams. This bustling village is home to a post office/village shop, a primary school, a great pub, a parish hall which offers a range of social events and a church. Thurlestone is known for its spectacular links golf course and tennis club, and its award-winning hotel and spa. Located on the Southwest Coast Path and walking distance to both Bantham and Hope Cove, there are an abundance of sandy beaches, including the National Trust beach at South Milton Sands, overlooking Thurlestone Rock. Here, you can al fresco dine at The Beach House, a wonderful seafood shack which is open all year round.





Thurlestone Marsh, one of three small wetlands south of the village attracts an array of wildlife and again, offers some wonderful walks. The nearby market town of Kingsbridge sits at the head of the Kingsbridge and Salcombe Estuary and offers a superb range of shops, deli's, pubs, and restaurants. The town's other amenities include a health centre, a leisure centre with indoor swimming pool, a cinema, and the renowned secondary school, Kingsbridge Academy (KCC). Totnes (16 miles) offers a regular main line train service to London in 2 hrs 40 mins.

## The property

Cob Cottage is a quintessential English thatched cottage, with typical and perfect features, that any chocolate box would be delighted to have on its front cover! This pretty home, which is situated in the heart of the village, offers beautifully presented, spacious and bright accommodation, arranged over two floors. Cob Cottage is approached through a stable door which opens into the lobby, which is open plan to the dining room and kitchen/breakfast room. The kitchen offers a lovely window seat overlooking the front and is fitted with a range of units, an oil fired Rayburn, and a hob and oven. Central to the room is a farmhouse style kitchen table and stone steps lead to the artist's studio beyond. The dining room and sitting room share a wonderful open fire with floor to ceiling canopy as a central feature, and the dining room has a flag stone floor.





There is also a storeroom off the sitting room, with a back door leading to the drive. The first floor comprises a main bedroom with a good range of fitted wardrobes, a shower and en suite cloakroom, three further double bedrooms and a family bathroom.

## Gardens

The gardens are a delight and extend to about  $\frac{1}{4}$  of an acre. The rear garden is predominantly lawn and offers lovely far-reaching views. Immediately to the rear of the cottage is a sheltered courtyard with covered pergola, perfect for dining and entertaining. There is a stone-built garden store with storage and gardener's WC. A driveway to the side of the cottage has the advantage of off-street parking.

**NB:** Granted planning consent

Cob Cottage is being offered for sale with the benefit of planning consent for an additional three bedroom detached house designed by the renowned architects, Harrison Sutton. The consent is for the *erection of detached dwelling and associated parking and landscaping*. The plans and decision notice can be viewed at [www.southhams.gov.uk](http://www.southhams.gov.uk) under reference 1096/21/FUL.





The consent was granted on 24th January 2022, and *works must be begun not later than the expiration of three years beginning with the date on which this permission is granted.*

## Services

Mains electricity, water and drainage. Oil fired Rayburn.

## Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

## Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

## Directions (TQ7 3NJ)

Follow the road into the village of Thurlestone, passing the school, and before reaching the pub or hotel, Cob Cottage will be found on the right.

**What3words:** biked.wound.help

## Property information

**Tenure:** Freehold

**Local Authority:** South Hams District Council, Totnes. 01803 861234

**Council Tax:** TBC

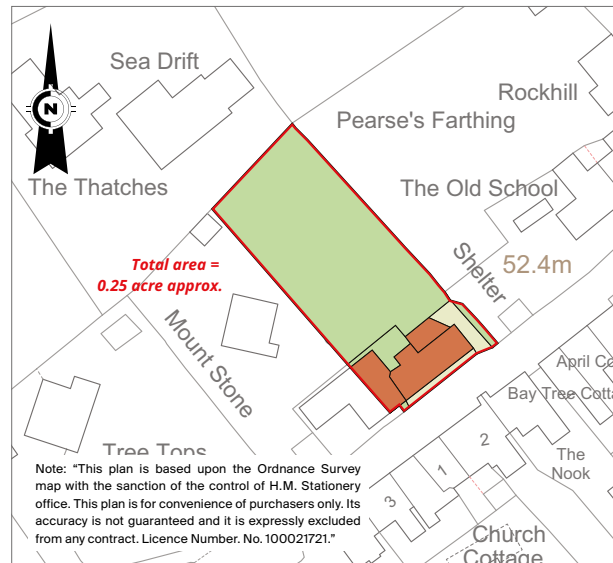
**EPC Rating:** G

**Guide Price:** £1,295,000

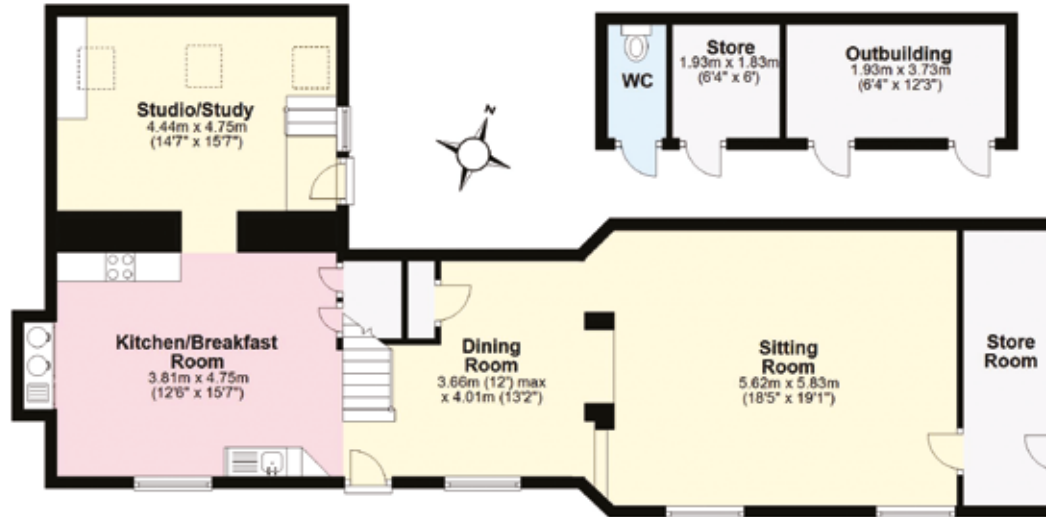
## Approximate Gross Internal Floor Area

158.0 sq m (1701.1 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

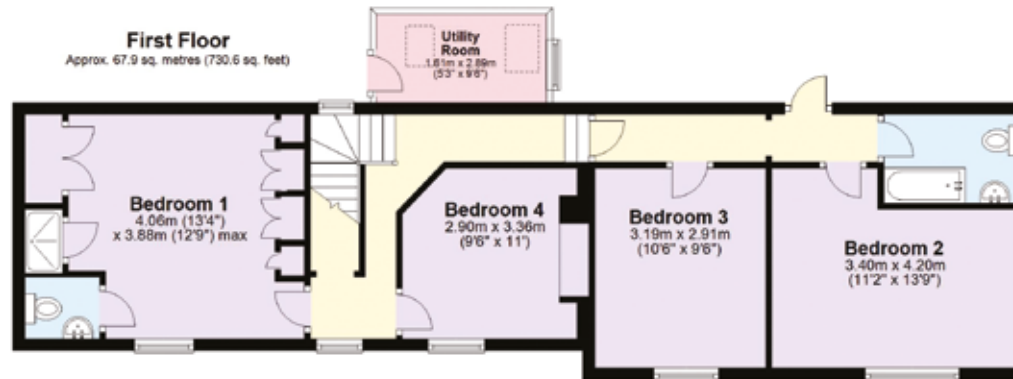


**Ground Floor**  
Approx. 90.2 sq. metres (970.4 sq. feet)



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**First Floor**  
Approx. 67.9 sq. metres (730.6 sq. feet)



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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