

Rookery Cottage, South Pool

Guide Price £1,000,000

HARRIET GEORGE

Rookery Cottage

South Pool, Kingsbridge

An immaculate and beautifully presented cottage with double garage and studio annex in one of the South Hams most desirable villages.

The picturesque village of South Pool sits at the head of South Pool Creek, a tidal inlet off the Kingsbridge and Salcombe Estuary. The village has a strong community spirit with many events being held throughout the year, including the Church Fete, annual Nativity play and famous Duck Race! There are lovely footpaths in and around the village and there is a pontoon where villagers can keep their boats. The Millbrook Inn, a fabulous award winning pub, known for its gastro food and craft ales is very much in the heart of South Pool.

The neighbouring village of East Portlemouth has a long sandy beach and provides easy access to Salcombe via a short passenger ferry ride. Port Waterhouse offers hassle-free boating - moorings, parking and storage and a paddle board school. There is also a bar / cafe that's open during the main summer season. The recently opened Village Farm and Artisan Centre and The Old Stable, are both wonderful additions to the local area.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E









This delightful stone cottage stands in an elevated position and enjoys delightful views over the village to the creek. On the ground floor is a beautifully lit L-shaped kitchen dining living room. The recently fitted kitchen with Stoves range cooker and wonderful walk-in pantry divides the two spaces. French doors from the living area open onto the garden and an open tread staircase rises to the first floor from the dining space. The spacious sitting room has a wood burning stove and painted ceiling beams; French doors lead out to the paved terrace. There is also a generous utility room and guest cloakroom on this level.

The first floor has three double bedrooms. The principal room has an en-suite shower room and wonderful views across the village. Two further bedrooms share a newly fitted shower room and one of the rooms has French doors to the garden.

Steps from the cottage lead up to the detached garage with guest suite on the lower floor and excellent garaging above. There is parking for numerous cars on the driveway and plenty of space to store boats.

The gardens at Rookery Cottage are an absolute delight. Steps and paths meander through beautifully planted borders and there are numerous places to sit and enjoy the spectacular views to the creek and countryside beyond. There is a summerhouse, shed and a useful stone garden store. At the bottom of the garden a pedestrian gate provides a useful shortcut to the village.

This is an exquisite cottage in a much sought-after location and viewing is highly recommended.

SERVICES

Mains drainage, water and electricity.

DIRECTIONS

What3Words - nagging.surveyors.handyman



Approximate Gross Internal Area = 160.9 sqm / 1732 sq ft
Annex
Approximate Gross Internal Area = 18.0 sqm / 194 sq ft
Summer House
Approximate Gross Internal Area = 4.1 sqm / 44 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.