

Whitehall Cottage, Malborough

Guide Price £1,000,000

HARRIET GEORGE









Whitehall Cottage

Malborough, Kingsbridge

- Spacious 4 bedroom cottage
- 2 bedroom detached stone barn
- Private village setting
- Characterful features
- Unspoilt countryside views
- Sitting room with oak floors and wood burning stove
- Excellent outdoor entertaining space
- Delightful private gardens
- Gated driveway with plenty of parking
- No onward chain

Malborough lies just inland from the beautiful coast, spectacular cliffs, coves and beaches of southern-most Devon. Located about 3 miles from Salcombe and 4 miles from the market town of Kingsbridge, the village has an active community with excellent amenities which include a primary school, pub, garage/shop, post office, church and various pop up eateries throughout the year. There is also a regular bus service from Salcombe to Kingsbridge.

Salcombe is situated close by with its picturesque estuary renowned for its sailing and sandy beaches. The market town of Kingsbridge provides an extensive range of independent shops, supermarkets, a sports centre and the highly regarded Kingsbridge Community College.

Whitehall Cottage is 200 yards from Malborough Village Hall which offers a variety of fitness classes, amateur dramatic productions, and village events. There is also an outdoor gym, two tennis courts, a children's playground, a skate park, a playing field and Malborough Wood.

Council Tax band: F

Tenure: Freehold







Located on the edge of the older part of the village, the original structure of Whitehall Cottage is more than 300 years old and has retained all its charm while offering stylish and comfortable accommodation for modern living.

The ground floor comprises a country style kitchen dining room with painted beams, granite work surfaces, range cooker and bespoke corner pantry cupboard. Two sets of doors connect the kitchen with the gardens for convenient entertaining. The spacious sitting room with wood burning stove has floor to ceiling windows and French doors open to the decked verandah that sits within the inner courtyard. There is a also a dining room, utility room and a rear lobby with WC.

There are 4 bedrooms on the first floor, two of which are en-suite and enjoy far-reaching rural views to the south west. The other two bedrooms, one of which is currently used as a study, share a family bathroom.

Thoughtfully converted, the detached barn has reverse level accommodation and is perfect for family and friends. The open plan kitchen dining living room on the first floor has a vaulted ceiling with numerous roof lights and the cathedral window with Juliet balcony enjoys spectacular uninterrupted views towards Bolberry Down. There are two bedrooms and two shower rooms on the ground floor along with a utility room. Attached to the barn is a useful store.

The gardens are a real feature of Whitehall Cottage and extensive for a property in the heart of the village. Beautifully planted with shrub and flower borders, there are numerous areas to sit and enjoy the sun all day as well as gently sloping lawns with established trees.

There is ample driveway parking and a timber studio.

SERVICES

Mains water, gas and electricity. Private drainage.











Approximate Gross Internal Area = 200.9 sqm / 2162 sq ft
Barn
Approximate Gross Internal Area = 90.9 sqm / 978 sq ft
Studio
Approximate Gross Internal Area = 12.3 sqm / 132 sq ft



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

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