



Our View “*Beautifully presented cottage offering spacious and contemporary living accommodation*”

A truly delightful Grade II listed four bedroom semi detached cottage with private gardens situated in the sought after village of North Whilborough.

The accommodation begins with the entrance hallway with a useful storage cupboard and solid wooden flooring which continues throughout much of the ground floor. A door provides access to the delightful lounge with dual aspect windows to the side and front and wooden flooring. A superb feature of this lovely room is the woodburner fireplace with an exposed stone and slate surround and there are exposed stone walls and ceiling beams. An opening provides access through to a spacious dining room with continued wooden flooring and a window to the front aspect. This room also has access from the entrance hallway and a door leads into the superb extended kitchen/breakfast room which has been redesigned by the current owners, creating a stunning kitchen with a matching range of wall and base level units with a mixer sink and drainer. Built in appliances include an incorporated range cooker, fridge/freezer and washing machine and there are inset spotlights and delightful bi-fold doors which lead out to the garden and patio enjoying views over the garden. A door leads to an inner hallway where you have access to a shower room comprising a low level flush WC and shower cubicle and there is a cupboard housing the boiler. From the hallway a door leads to a double bedroom

situated on the ground floor, which provides a convenient space for guests and has a window to the side aspect.

From the entrance hallway stairs rise to the first floor landing where you will find access to three bedrooms, all of which have wooden beams and windows to either the front or side, with the master bedroom being a very good size and enjoying windows to both the front and rear of the property. A delightful modern fitted family bathroom is also found on the first floor with a suite comprising a low flush WC, feature wash hand basin with storage beneath and a freestanding bath with a centre tap system and there are fully tiled walls and a velux window to the rear. From the landing you have an airing cupboard and a hatch providing access to the loft space.

Externally the property features a block paved driveway providing off-road parking for two to three cars, accessed via wooden double gates. The gardens, which are presented to a high standard, are a credit to the current owners with a patio to the side providing for low maintenance. To the rear you have a block paved patio leading out from the kitchen/breakfast room bordered by an attractive assortment of flowerbeds. Some steps rise to a raised area which leads to a level lawn, an extremely private area of the garden being predominantly south-west facing enjoying the sun.

North Whilborough is well situated and surrounded by glorious countryside. There is easy access to the Willows out of town shopping centre and Torbay itself. While in the other direction the market town of Newton Abbot is only about a three and a half mile drive away and features a range of amenities and excellent transport links including a mainline railway station and dual carriageway access to Exeter and the motorway network beyond.

- Entrance hallway
- Delightful lounge with woodburner
- Dining room
- Superb extended kitchen/breakfast room with bi-fold doors
- Downstairs shower room
- Four bedrooms
- Modern family bathroom
- Driveway parking for two to three cars
- Private and south west facing rear garden
- Village location



