

## CHOCOLATE BOX DELIGHT



A truly exceptional opportunity to purchase two delightful cottages oozing with character and charm, located in an idyllic village setting and with income potential.

Grade II listed, 1-3 Cumberland Cottages are situated in the delightful village of Ringmore and located in a prime location and within walking distance of the magnificent South Hams coastline.

These chocolate box cottages are an absolute delight. Built in around the 17<sup>th</sup> Century the properties are constructed of both cob and stone under a thatched roof. This is a unique opportunity to purchase not only a wonderful family home but also a business that is a one bedroom holiday cottage. Cottages 1 and 2 have been converted into one property and lends itself to being a characterful home comprising of 4 double bedrooms, 2

bathrooms, sitting room, dining room and two kitchens. The outside area offers just as much as the property itself with outbuildings, courtyard and approximately half an acre of garden which has been transformed into a beautiful cottage garden with orchard, seating areas, ponds and summer house.

The dining room with feature wood burner, original painted ceiling beams and exposed stonewall complete this charming room. No country cottage kitchen is complete without a traditional and welcoming Aga and this boasts two! Stairs lead to the first floor with a door leading to the courtyard.

As the cottages have been converted into one there is a further kitchen together with under stairs pantry. The pretty sitting room comes complete with a large

fireplace with wood burner, original painted stonewall and painted ceiling beams. Stone steps take you to the rear entrance hall, family shower room and door to courtyard.

The first floor comprises of four double bedrooms with the master bedroom boasting an open fire and large window overlooking the front cottage garden. The remainder have plenty of natural light and are all incredibly good sizes. There is also a family bathroom with bath and electric shower together with a separate WC.

Cottage number 3 is a one bedroom cottage which is currently being used for holiday letting purposes. The ground floor comprises of a delightful sitting room with feature wood burner and kitchen. The first floor has a double bedroom and bathroom. There is an outside courtyard, which is paved and fenced off from neighbouring 1 and 2 Cumberland Cottages.

There are country cottage gardens to the front and rear, to the front is a wall enclosed area with climbing roses and an array of glorious flowers both cultivated and wild. The rear garden is private, tranquil and truly gorgeous with an assortment of blooming flowers and a variety of mature trees. A seating area

under the blossoming pergola completes the feel of this delightful garden. The summer house is a wonderful way to enjoy the garden throughout the seasons and has a seating area outside with ample space for a table and chairs.

There are a range of outbuildings which are being used for different purposes with one being used as a workshop. There is also a courtyard, which is a paved cobbled area making an ideal seating area with ample space for a table and chairs.

A parking area for several vehicles completes the outside area.

Ringmore is an old smuggling village and is well known for its 13<sup>th</sup> century church, thatched cottages, welcoming feel and good sense of community. Nearby is the very popular Journey's End Inn which is a 13<sup>th</sup> Century Free House serving locally sourced food and a wide range of real ales. Nearby is Bigbury-on-Sea which is a very desirable coastal village in an Area of Outstanding Natural Beauty, famous for its magnificent sandy beaches and glorious views over Burgh Island.



**Lounge**



**Garden**

1 – 3 Cumberland Cottages is being offered for sale at £549,500 by Luscombe Maye and can be seen at [www.luscombemaye.com](http://www.luscombemaye.com) or obtained from :-



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