

ROOMS WITH A VIEW



From the moment you drive up the private drive to this stunning character cottage there is an immediate sense of peace and tranquillity. Walkespool is located in an idyllic setting within some 3.75 acres of gardens and woodland in the picturesque village of Kingston.

The combination of the woodland area, gardens, ponds and stretches of wild flowers, has helped to create a wildlife rich habitat boasting a variety of flora and fauna.

The pretty cottage garden is laid mainly to lawn but has some delightful shrub and flower borders, mature trees and a stream on the eastern boundary running under a bridge and on to the lower ponds. This stream feeds the three magical wildlife ponds which is a central feature of the grounds and has been known to attract otters and other wildlife.

A large vegetable garden and chicken run also add to the splendour of the gardens.

With its beautiful grounds and wildlife ponds you are truly in a delightful and tranquil setting, which is why the gardens are a particular feature of this property.

Walkespool is Grade II Listed, the original part of the property is believed to date back to the 16th Century, and is possibly one of the oldest cottages in the village. With a wealth of character the property is constructed predominantly of rendered cob and stone walls.

Once entering the property, the tiled floor, high ceilings and first wooden staircase gives this property a very welcoming feel.

The stairs lead you down to the sitting room. With its stone surround fireplace, slate hearth and solid fuel wood burner this really does have a warm and relaxed feeling. The light cascades into the room due to having triple aspect and patio doors that lead into the garden giving wonderful views overlooking the grounds and ponds.

The room to the left of the Entrance Hall is currently being used as a Study with built in bookshelves and cupboards.

The first wooden staircase leads you upstairs to the master bedroom with built in wardrobes which again has stunning views down the valley over the ponds and well maintained grounds. Next to this is an ample size Shower room. Further stairs lead you up to the attic where there is a further good size bedroom, which is currently being used as a study.

To the right of the hallway takes you through to the Dining room with its thick walls, exposed beams, recessed bookshelf and dual aspect windows this gives the room a very inviting feel. This leads onto a large tiled fully fitted kitchen and an oil-fired Rayburn, with its small characteristic windows overlooking the cottage garden this gives a wonderful country feeling.

Next to this is a large tiled Utility room with plenty of cupboard space and shelving and an exterior door, which leads up to the patio area and garden.

The second wooden staircase leads to a light and airy landing which has exposed

ceiling beams and double doors that lead out onto a paved patio area. The large third bedroom has steps up to a Mezzanine, which has ample room to be used for sleeping or storage. On this floor are a further two bedrooms and large family bathroom.

Outside on the south side is a hardstanding parking area for several cars and nearby is a timber framed and clad garage.

Kingston is a pretty village situated close to the South Devon coast within the South Hams. The village has a wonderful community spirit and is centred around the friendly and welcoming Dolphin Inn and the Parish Church of St James. As well as being wonderfully rural, Kingston is a pleasant stroll away from the glorious golden sands of Wonwell Beach, with neighbouring Mothecombe Beach, this unspoilt coastline is stunning.

If of course you wish to go further afield the stretch of the South Devon coastline offers many beaches and fabulous coastal walks, the choice is yours.



Outside



Sitting Room

Walkespool is being offered for sale with a guide price of £895,000 and further details and pictures can be seen at www.luscombemaye.com or obtained from :-



Tel: 01548 830831

E-mail: modbury@luscombemaye.com