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CRAB COTTAGE

CHILLINGTON

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TQ7 2JS



CRAB COTTAGE

GROUND FLOOR

Sitting Room | Kitchen/Dining Room

FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2 | Bedroom 3

EXTERNAL

Tiered Patio Garden



“A Charming 3 bedroom cottage with garden, situated in a village ”...

Crab Cottage is a charming and characterful home, full of rustic charm with exposed stonework and wooden beams. As you step through the front door, you are welcomed into the inviting living room, a cosy space perfect for relaxing after a long day.

- Characterful features such as exposed beams
- South Westerly Facing
- Private Garden
- Walking Distance To Amenities Such As Post Office, Doctors And Pub

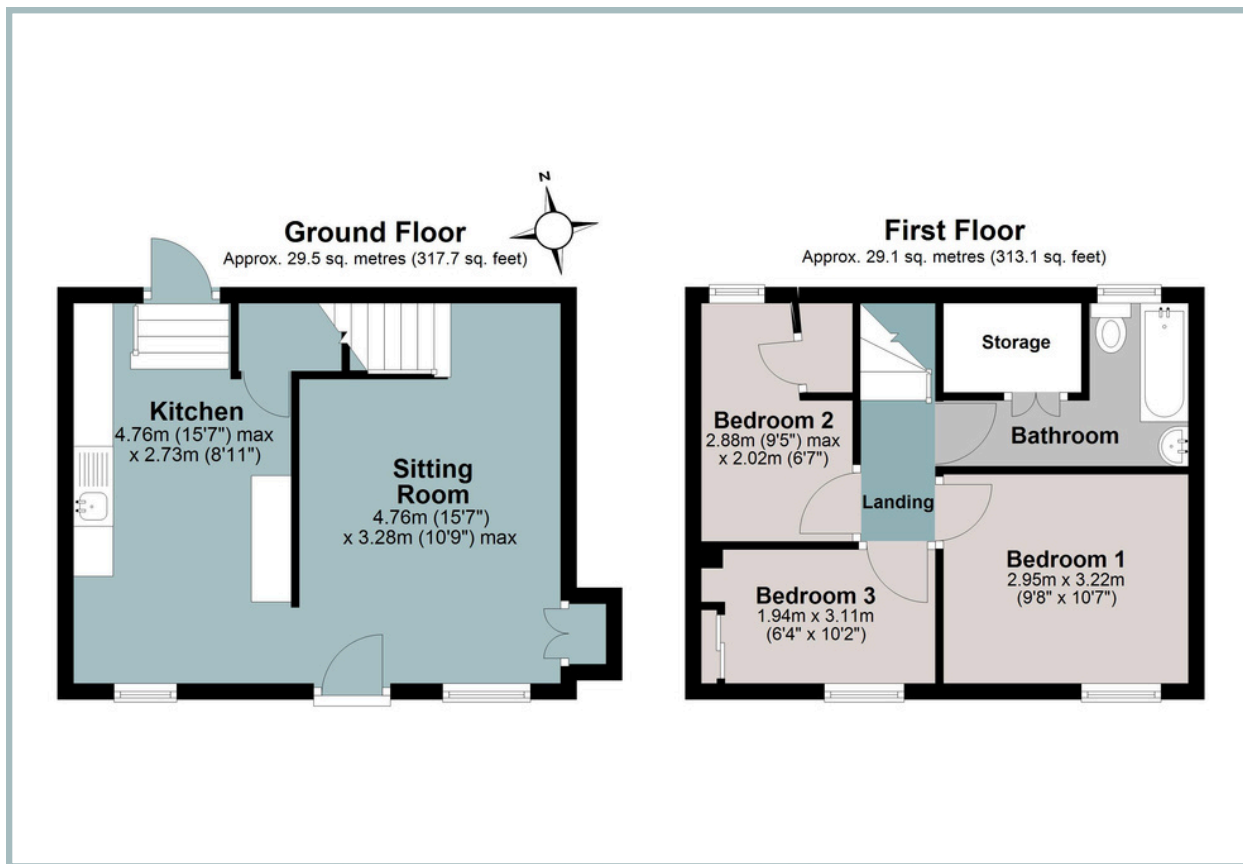
Adjacent to the living room is the well-appointed kitchen and dining area, featuring both wall and floor cupboards, providing ample storage. There is space for white goods and an oven, making it a practical yet stylish space for cooking. A door from the kitchen leads directly to the garden, offering easy access to outdoor living.

From the living room, stairs lead up to the first floor, where you will find three bedrooms. The spacious main bedroom is a double, while the two additional rooms are singles, making the layout ideal for families or guests. Bedrooms two and three benefit from built-in storage, maximising space and functionality. Completing this floor is the family bathroom, fitted with a bath and an overhead shower.

Outside, the garden features a few steps leading up to a patio area—an ideal spot to enjoy a morning coffee or unwind in the evening with a drink. With its blend of character and practicality, Crab Cottage offers a delightful retreat in a charming village setting.



TOTAL APPROXIMATE AREA: 57 SQ METRES 619 SQ FT



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Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric Heating

EPC: Current F (36) Potential B (91)

Viewings: Very strictly by appointment only

Location: Located in the pretty South Hams village of Chillington, a short distance from the spectacular coastline of Torcross and Slapton Ley Nature Reserve, which lies south of the estuary town of Kingsbridge.

Chillington itself offers a thriving community feel with an award winning Village Inn, post office with shop and a health centre with pharmacy. The nearby villages of Stokenham and West Charleton offer excellent primary schooling too. Nearby, Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community.

Directions: From Kingsbridge Quay take the A379 towards Dartmouth passing through the villages of West Charleton, East Charleton, and Frogmore. Continue through the village of Chillington and just after the post office on the left you will find Crab Cottage.

What three words: ///third.autumn.listen

Kingsbridge 4.5 miles - Totnes 13.6 miles (Railway link to London Paddington) - Dartmouth 11.7 miles