



Tinsey Cottage • Beesands



Tinsey Cottage, a delightful 2-bedroom residence, graces the seafront of Beesands, offering uninterrupted views of the sea. Upon entering through the stable door, one is welcomed into a cozy living room adorned with a log-burning stove and a window seat for appreciating the scenic surroundings.

The seamless transition leads to the kitchen, maintaining its charm with blue and white aesthetics, featuring storage space under the stairs, a bathroom with a utility-style cupboard, and a door opening to the private rear garden—ideal for relishing al fresco dining.

Ascending the stairs reveals two double bedrooms, with the master boasting a window seat and breath-taking sea views, creating the perfect morning vista.

The property, located just a few hundred yards from the seafront, has served as a holiday let over the years. Tinsey Cottage presents an excellent opportunity as a lock-up-and-leave residence, holiday rental investment, or primary residence.



## A charming two bedroom cottage with breathtaking sea views.

Convenient parking is available nearby, and the property is in close proximity to the Cricket Inn pub and the Britannia Inn, known for its delectable fish options.

Beesands offers scenic southwest coast walks leading to historic Hallsands and Torcross. The village also has a mile-long shingle beach. A short 30-minute drive opens up access to the market towns of Kingsbridge or Dartmouth, where supermarkets, petrol stations, and a variety of shops and eateries can be found.

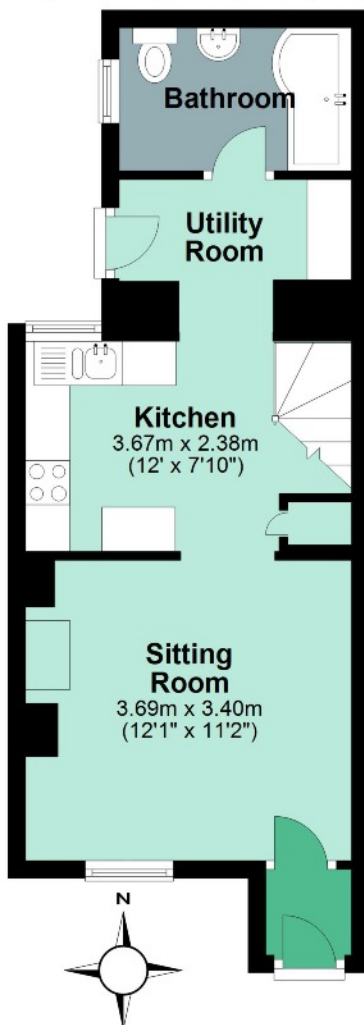
The nearby village of Torcross is a short drive from Beesands. It is set in a beautiful stretch of the South Devon coastline and is positioned at the end of a three-mile stretch of beach known as Slapton Sands. Enclosed and protected by the beach, is a large freshwater lake and bird sanctuary known as The Ley which provides a popular spot for walkers and naturalists alike. Torcross has a popular inn and restaurants together with a nearby farm shop that specialises in growing and selling home grown produce.



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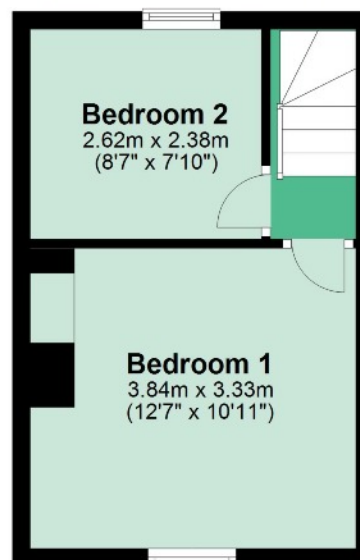
**Ground Floor**

Approx. 32.0 sq. metres (344.5 sq. feet)



**First Floor**

Approx. 21.9 sq. metres (236.1 sq. feet)



Total area: approx. 53.9 sq. metres (580.7 sq. feet)

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**Tenure:** Freehold

**Council Tax Band:** Currently business rated.

**Services:** Mains electricity and water. Private drainage.

**Directions:** From Kingsbridge take the A379 road to Dartmouth. At Stokenham village turn right at Carehouse Cross signposted Beesands and Start Point. Follow this road for about 1 ½ miles taking the left hand turn sign posted to Beesands. Follow this lane all the way down to Beesands. When entering the village turn right and follow to the end. The Cottage will be on your right.

**Viewings:** Very strictly by appointment only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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