



Cherry Tree Cottage • Ford



Welcome to Cherry Tree Cottage, a charming residence nestled in a tranquil setting. As you step through the entrance, you are greeted by an inviting open porch, its slate flooring guiding you into the living accommodation. Throughout the home, you'll find charming touches, such as exposed beams that enhance its cottage allure.

On the ground floor, the living room serves as a cozy retreat, boasting a traditional log burner surrounded by original exposed stone wall. French doors lead to a petite, low-maintenance courtyard. Adjacent to this space lies the open-plan kitchen/dining area, boasting a cottage shaker style kitchen spread across two levels.

From the entrance hall, a versatile room awaits, offering options for dining, relaxation, work, or even serving as a third bedroom. A utility room with a convenient downstairs shower and W/C adds to the practicality. The rear door provides direct access by steps to the expansive back garden, perfect for outdoor relaxation and leisure.



A characterful 3 bedroom cottage with garden and double garage.

Ascending to the first floor, two generously-sized bedrooms await, bathed in natural light, with the master bedroom featuring a built-in cupboard and window seat. The bathroom, adorned with a bath, bidet, and W/C, boasts a picturesque window overlooking the serene garden, adding a touch of tranquility to your daily routine.

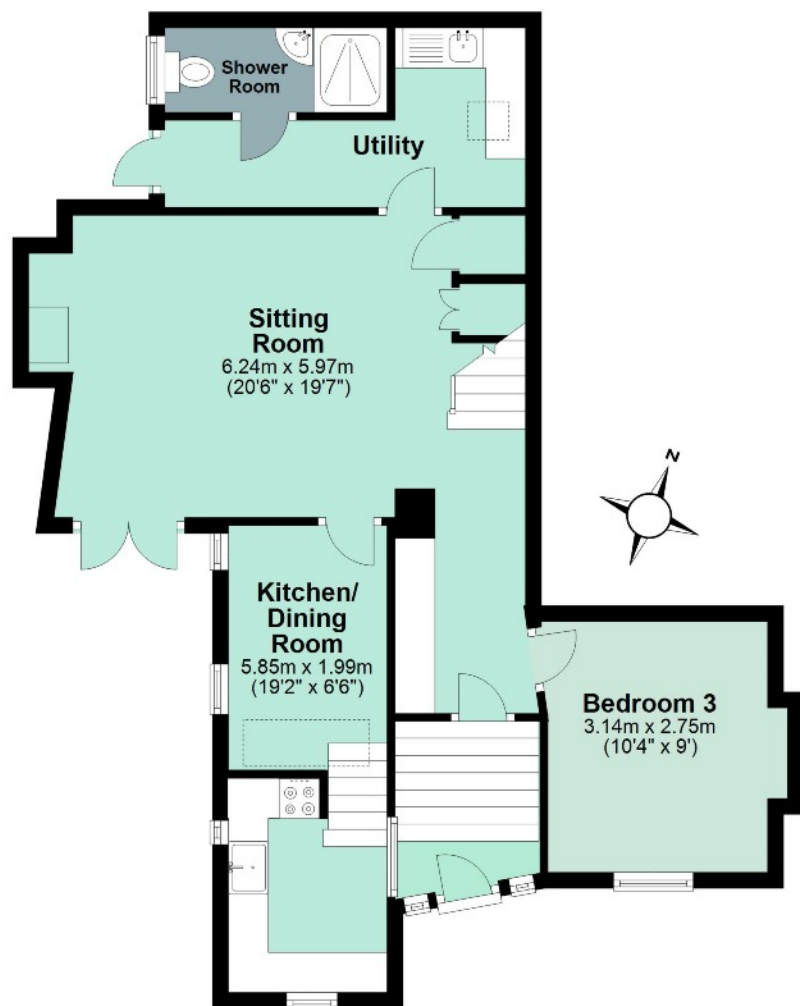
Outside, the sprawling lawned garden, provides a serene backdrop for outdoor activities, offering ample space for gardening enthusiasts or simply enjoying the beauty of nature. Additionally, the property benefits from two garages conveniently located nearby, providing secure storage and parking solutions for vehicles and outdoor equipment.

Nestled amidst tranquil Hamlet of Ford, Cherry Tree Cottage offers convenient access to local beaches, towns such as Kingsbridge and Dartmouth, and villages like Stokenham and Chillington, each boasting additional amenities. A leisurely stroll takes you to the acclaimed South Pool village, home to the renowned Millbrook Inn, where you can savour local delicacies. Moreover, the property sits close to the captivating South West Coastal Path, allowing nature enthusiasts to traverse its scenic routes with ease, immersing themselves in breathtaking vistas of the coastline. Indulge your water enthusiasm with perfect access from South Pool creek for paddle boarding or sailing down to Salcombe, while adventurers can explore the natural beauty of Charleton Marsh and Frogmore Creek, both just a short drive away.

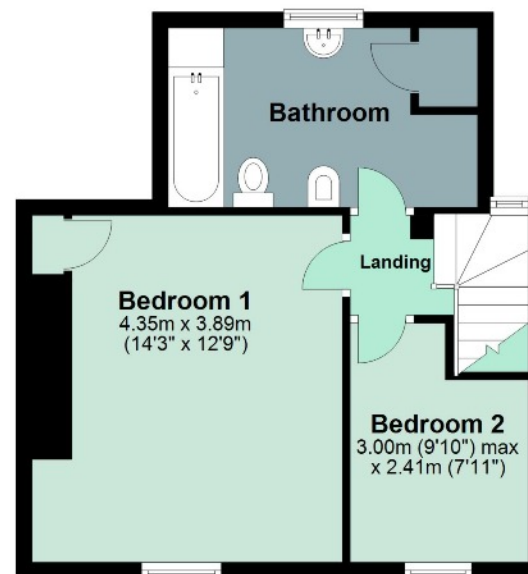


Ground Floor

Approx. 62.8 sq. metres (675.9 sq. feet)


First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



Total area: approx. 99.0 sq. metres (1065.1 sq. feet)

Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains electricity, water and private drainage. Electric storage heaters.

Directions: From Kingsbridge take the A379 towards Dartmouth. On reaching the village of Frogmore turn right and continue over the bridge (signed South Pool). Follow the road and after approx. 1 mile turn left. This will take you directly into the Hamlet of Ford. As you drive into the Hamlet, turn left before going around the corner and the property will be on your left.

Viewings: Very strictly by appointment only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		45
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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