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2 WOODLANDS

WEST BUCKLAND • TQ7 3AQ

2 WOODLANDS

GROUND FLOOR

Entrance Porch | Kitchen/Breakfast Room | Garden Room | Utility | Dining Room |
Living Room/Bedroom 3 | Porch

FIRST FLOOR

Bedroom 1 With Dressing Room | Bedroom 2 | Bathroom

EXTERNAL

Two Patios | Lawned Garden | Outbuilding with two storeys | Garage | Parking | Plot
Of Land





“ Charming 3 bed cottage with development potential for 2 dwellings and garage in picturesque West Buckland.”...

Nestled in the charming hamlet of West Buckland, just a short distance from the picturesque Bantham Beach, 2 Woodlands offers a rare chance to acquire a delightful three-bedroom cottage with a wealth of additional features. This property is perfect for those seeking a characterful home with development potential in a vibrant and friendly community.

- Rare opportunity
- Walking distance to Bantham Beach
- Planning In Principle for 2 dwellings
- Characterful 3 bedroom cottage with garage and parking
- Short drive to amenities in the nearby town of Kingsbridge



The cottage itself has charm and warmth, featuring a kitchen and dining area, a cosy living room, three inviting bedrooms, a shower room, and a family bathroom.

Externally, the cottage is complemented by two patio areas, ideal for al fresco dining or relaxing in the sun. A short walk across the lane reveals a two-story outbuilding, an intriguing addition that offers further potential for use as a studio, workshop, or even a guest annex. Attached to the outbuilding is a lawned garden, providing a private outdoor space to enjoy.

Adding to the property's appeal is the inclusion of a garage and a plot of land with planning in principle (Ref: 2761/24/PIP) for the construction of two three-bedroom semi-detached homes, each with parking and a garage. This represents an incredible opportunity for development, whether for investment purposes or as part of a multi-generational living arrangement.

West Buckland is a sought-after hamlet with a strong sense of community. Residents benefit from its tranquil location while being only a stone's throw from Bantham, home to the renowned Sloop Inn pub, a village store, and one of the most beautiful beaches in the region. Whether you're drawn by the opportunity to create additional dwellings or the allure of this charming property as a forever home, 2 Woodlands is a rare gem in a truly special location.

Don't miss this opportunity to own a slice of countryside paradise with the added potential for development. Arrange your viewing today to experience the charm and possibilities of 2 Woodlands for yourself.





The House



Outbuilding & Garage



Plot Of Land





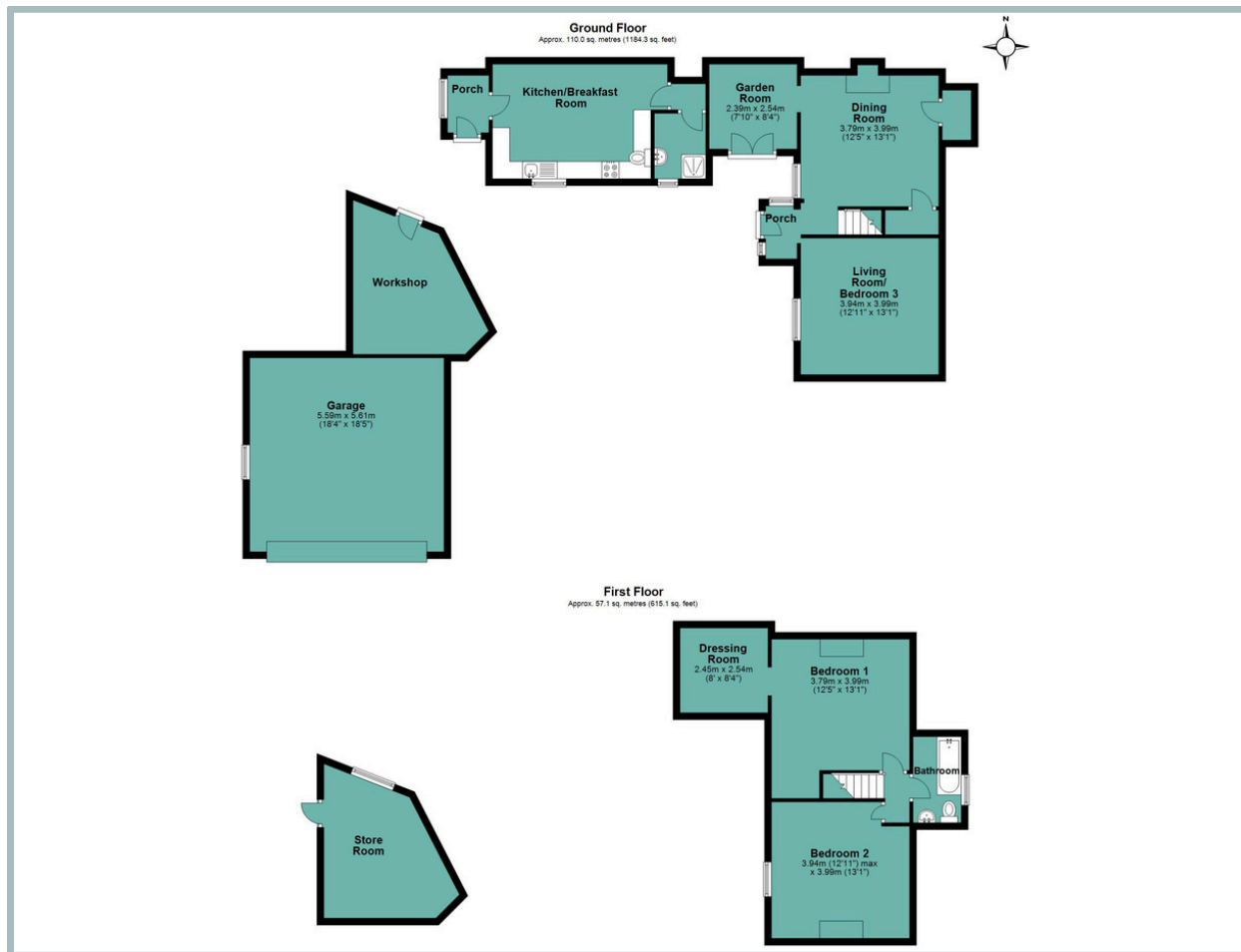
WEST BUCKLAND

The hugely sought after village of West Buckland is perfectly located between Bantham Beach and Thurlestone Village. The village offers a vibrant local community and is surrounded by the wonderful woodland and open countryside. Bantham is only a short level walk away where you will find the Sloop Inn, village shop and the mouth of the River Avon. The famous Burgh Island is located just off the coast and is easily accessible via a seasonal ferry from Bigbury on Sea, or a short stroll along the shoreline (tide permitting). The nearby market town of Kingsbridge (approximately 5 miles) 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.

Salcombe 7.8 miles - Totnes 16.5 miles (Railway link to London Paddington) - Kingsbridge 4.2 miles



TOTAL APPROXIMATE AREA: 1799.4 SQ FT 167.2 SQ M



Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Oil fired central heating.

EPC: Current F (21) Potential B (90)

Viewings: Very strictly by appointment only

Directions: At the Bantham Cross roundabout, head towards Salcombe then take the 2nd right towards Thurlestone. Keep on this lane for approx 1.5 miles going straight on at the junction. Take the next right turn towards Buckland and Bantham. Continue on the road through the village and there is a sharp left turn down a hill, the property is located here.

What three words: [///odds.essay.museum](http://odds.essay.museum)

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