



2 Butts Cottages • West Alvington





2 Butts Cottages

West Alvington • TQ7 3PS

Salcombe 4 miles | Kingsbridge 0.9 miles | A38 Devon Expressway 12 miles | Totnes 13.9 miles
(London Paddington 2 hours 5 minutes) (all distances and times approximate)

Discover the enchantment of 2 Butts Cottages, a one-of-a-kind chance to own a delightful residence in a highly-desired area.

Ground Floor

Entrance Hallway | Sitting Room | Kitchen/Dining Room | Utility Room

First Floor

Three Bedrooms - One En-Suite | Bathroom

Outside

Double Garage with First Floor Room & Shower Room | Ample Parking

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The enchanting 2 Butts Cottages presents an extraordinary opportunity to own a distinctive three-bedroom cottage, thoughtfully extended to preserve its unique character.

Situated on the outskirts of the village West Alvington, most rooms enjoy a wide southerly aspect over the large south-facing terrace and level lawned gardens with open and elevated views of the fields and countryside beyond. The original traditional stone-built cottage was totally renovated and the extension was completed in 2016. The mix of two styles has created a charming well fitted modern home full of character with gas-fired underfloor heating throughout, a hot water system assisted by solar panels, and double glazing bringing an enjoyable environment.

An open porch leads into the entrance hallway with storage for shoes and coats through to the inner hallway with two-story green oak framed glass panels. The kitchen/Dining room benefits from a triple aspect with double doors leading into the garden. The kitchen is fully fitted with hardwood worktops, a Neff double oven, Stoves gas hob with an extractor over, plumbing for the dishwasher, and space and plumbing for a large fridge/freezer.

Utility room with space and plumbing for washing machine and tumble dryer, Worcester gas boiler, and Gledhill mains pressure hot water cylinder which is connected to the solar thermal roof panels. The sitting room forms part of the original cottage and features a large stone fireplace with an inset woodburning stove, slate window seat, and beamed ceiling.







An oak staircase leads to the first floor to the galleried landing offering far-reaching countryside views and a vaulted ceiling with remote operate Velux roof lights. Main bedroom with vaulted ceiling, exposed beams, and trusses, two built-in folding-out wardrobes, varnished floorboards, and an en-suite shower room. The second bedroom has a triple aspect affording far-reaching countryside views and part vaulted ceiling. Third single bedroom with built-in wardrobe. Family bathroom with double-ended bath and separate shower cubicle.

The property is accessed via a gated and fenced graveled parking area providing ample space for several cars. There is an impressive well insulated double garage which has the additional amenity of a much sought-after ancillary en-suite bedroom or office located above. This is currently used as a guest suite with a triple aspect affording far-reaching countryside views. There is electric heating and located in an under eaves cupboard is the mains pressure hot water cylinder with electric immersion heating. The garden is southwest facing and is mainly laid to lawn and planted with shrubs with a paved terrace area accessed from both the kitchen/dining room and living room. There are steps and an integral slide connecting the upper and lower level of the garden.

Please Note: Planning permission has been granted to build a single storey extension from the living room.

Planning Application Ref: 0835/21/HHO



Kingsbridge

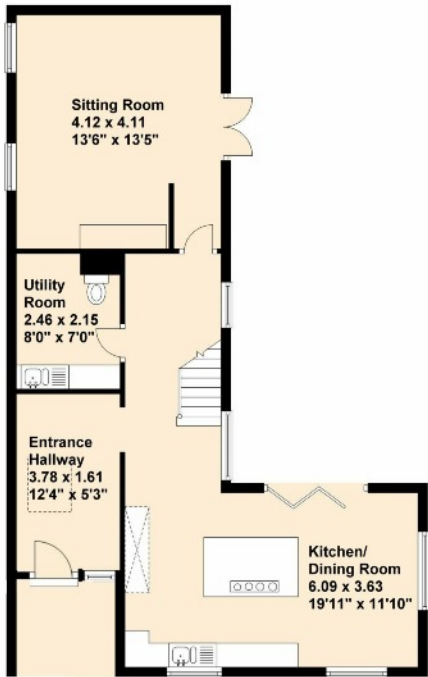
2 Butts Cottages is within walking distance to Kingsbridge.

The sought after market town of 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. Kingsbridge Academy is one of the highest rated in the UK. There are regular sporting activities as well as markets and social events. With boat moorings along the estuary and quay, regular public transport and road links to nearby Dartmouth, Salcombe and surrounding villages.



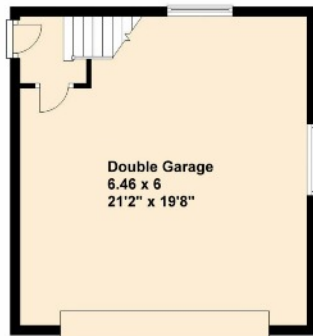
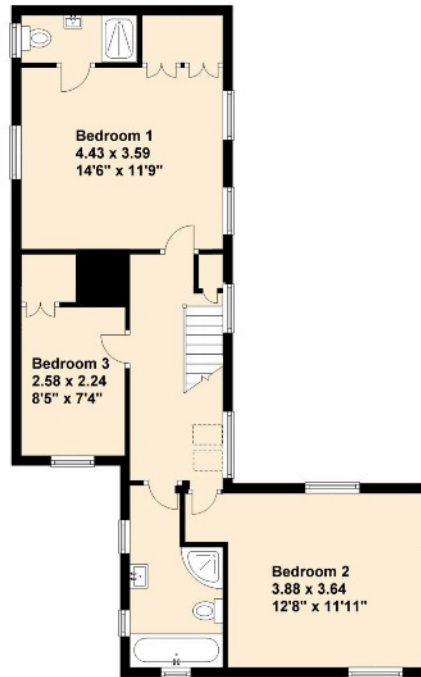
Ground Floor

Approx. 106.8 sq. metres (1149.2 sq. feet)



First Floor

Approx. 86.5 sq. metres (931.2 sq. feet)



Total area: approx. 193.3 sq. metres (2080.4 sq. feet)



CHARLES HEAD

EST.1902

EXPERTS IN PROPERTY

Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains electricity, water and gas. Private drainage. The solar thermal panel on the roof heating the water currently provides an RHI payment of approximately £440 per annum.

Directions: From the Quay in Kingsbridge take the A381 to Salcombe. Entering West Alvington half a mile up the hill continue through the village, No.2 Butts Cottages is the last property on the left next to the Cricket club.

Viewing's: Very strictly by appointment only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

DISCLAIMER

1. These particulars are intended as a fair description of the properties and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to