



# 2 March Cottage • Chillington



Nestled in the heart of the serene Chillington village, a hidden gem awaits – the charming 2 March Cottages. As you step inside, a warm embrace of comfort welcomes you, starting with the cozy living room adorned with a mesmerizing electric fireplace. This delightful space invites you to unwind, sink into plush cushions, and let the soothing ambiance take over.

A seamless transition leads you further, unveiling a harmonious fusion of modernity and rustic charm. The kitchen and dining area lie ahead, a true testament to thoughtful design. Recently renovated, the kitchen boasts a contemporary allure with its elegant grey wall and floor cabinets. Sunlight pours in through windows that offer enchanting views of the garden.

Convenience takes center stage as a discreet downstairs w/c adds a touch of practicality to the layout.

Ascending the staircase, the upper floor reveals its treasures – two bedrooms and a shower room, each a haven of comfort and style.



## A quirky 2 bedroom cottage located in the picturesque village of Chillington.

The first bedroom, a snug double retreat, beckons with windows that frame nature's artwork – the tranquil garden in all its splendor.

Prepare to be captivated by the master bedroom, a grand sanctuary that boasts space as its signature luxury. Bathed in sunlight from numerous windows, this room feels like a sunlit haven even on the cloudiest of days. The pièce de résistance: an inviting freestanding bath that promises indulgent relaxation. As you soak away the day's cares, the world outside gently fades into the background.

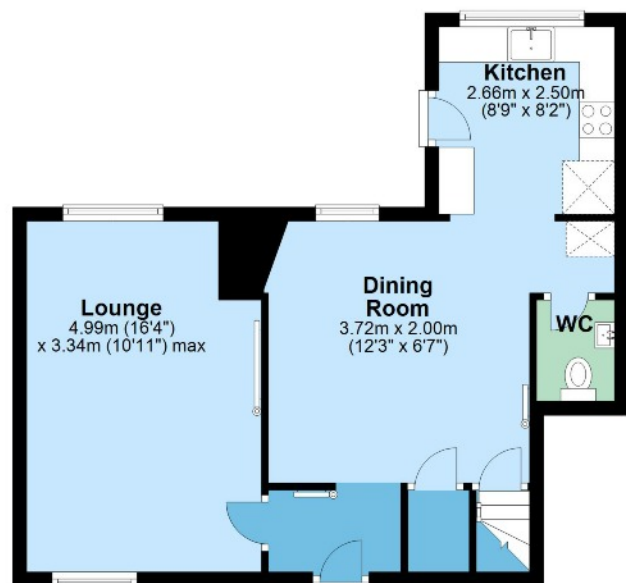
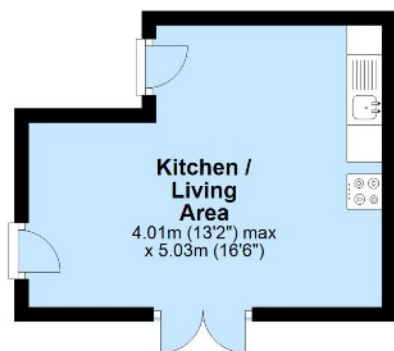
Venturing outside, a delightful surprise awaits in the form of a picturesque garden patio. In this space you will find the converted outbuilding which offers a kitchen, shower room and living area with a log burner. It's an ideal space for a guest bedroom, a tranquil retreat, or perhaps a creative hideaway.

The main cottage has great potential as the current vendor is currently using it as a holiday let. Parking is found on nearby street.



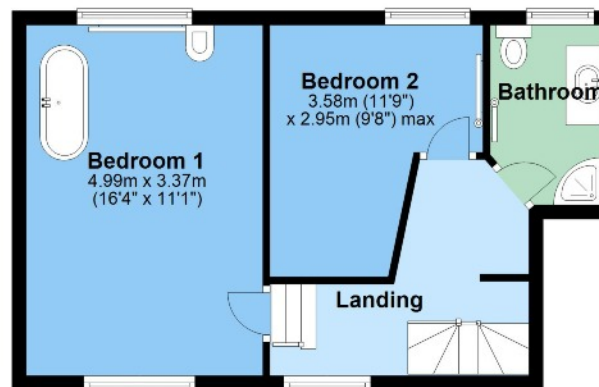
**Ground Floor**

Approx. 63.4 sq. metres (681.9 sq. feet)



**First Floor**

Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 101.7 sq. metres (1094.3 sq. feet)

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**Tenure: Freehold**

**Council Tax Band: B**

**Local Authority: South Hams District Council**

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

**Directions: From our Kingsbridge office, take the A379 towards Dartmouth. Follow the main road through Chillington, passing the Bear and Blacksmith pub which is situated along the main road. Follow the road through the village and the property is located on the right after the post office.**

**Viewing's: Very strictly by appointment only.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			