



CHARTSEGE

Rosehill Cottage

## Rosehill Cottage

Kingskerswell, Devon, TQ12 5DJ

### Charming Character Cottage

- Detached Period Cottage
- Two large reception rooms
- Three bedrooms
- Open fireplace
- Private walled rear garden
- Pretty paved courtyard

Rosehill Cottage is a well proportioned character cottage close to local facilities and ideally situated between the English Riviera and the market town of Newton Abbot. Dating back to the 1690s it has large reception rooms and has a real feeling of space and elegance with generous ceiling heights, which are beamed on the ground floor and with large windows.

Approached through a covered wooden front door there is a small hallway with doors to the living room on the right with a gorgeous large open fireplace and door to the garden. The kitchen/dining room is on the left and has fully fitted wooden units and wooden island unit acting as a natural division between the kitchen and dining area. There is a door to the courtyard garden which is the perfect spot for an evening sundowner. The hallway has wide stairs leading up to the first floor with the master bedroom on the right, second bedroom straight ahead, a family bathroom with bath and separate shower and a further third bedroom. All the rooms have generous ceiling heights and much character.

### Outside

To the rear of the house is a private walled back garden with a small shed. This is laid mainly to lawn with mature shrubs in the

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Asking Price £275,000



surrounding borders. To the side of the property is a lovely little courtyard which has access from the road and leads into the kitchen. There is a useful covered wood and bin store and in season a glorious wisteria that runs riot over the entire side of the cottage.

#### Location

Kingskerswell has all the local facilities of a small village, together with a busy church and church hall which host many local concerts. With a couple of pubs, a local grocery store and Post office everything is on your door step. It is well located for access to the A380 which provides easy access to Exeter, Plymouth and the M5/M4 motorway network beyond. There is a main Line Train Station at Newton Abbot which has direct connections to London Paddington (approx. 2hr 30mins) Exeter St David's (approx. 25 mins) and Plymouth (approx. 50mins). Exeter Airport is 30 miles away (approx. 40mins) giving direct flights to London, UK and Europe.

#### Directions

The property is located right in the centre of Kingskerswell, opposite the large Health Centre and with ample on street parking.

#### Services

Mains water, gas and electricity.

#### Tenure

Freehold

EPC D

**VIEWINGS BY APPOINTMENT**

**+44(0)1803 505115**

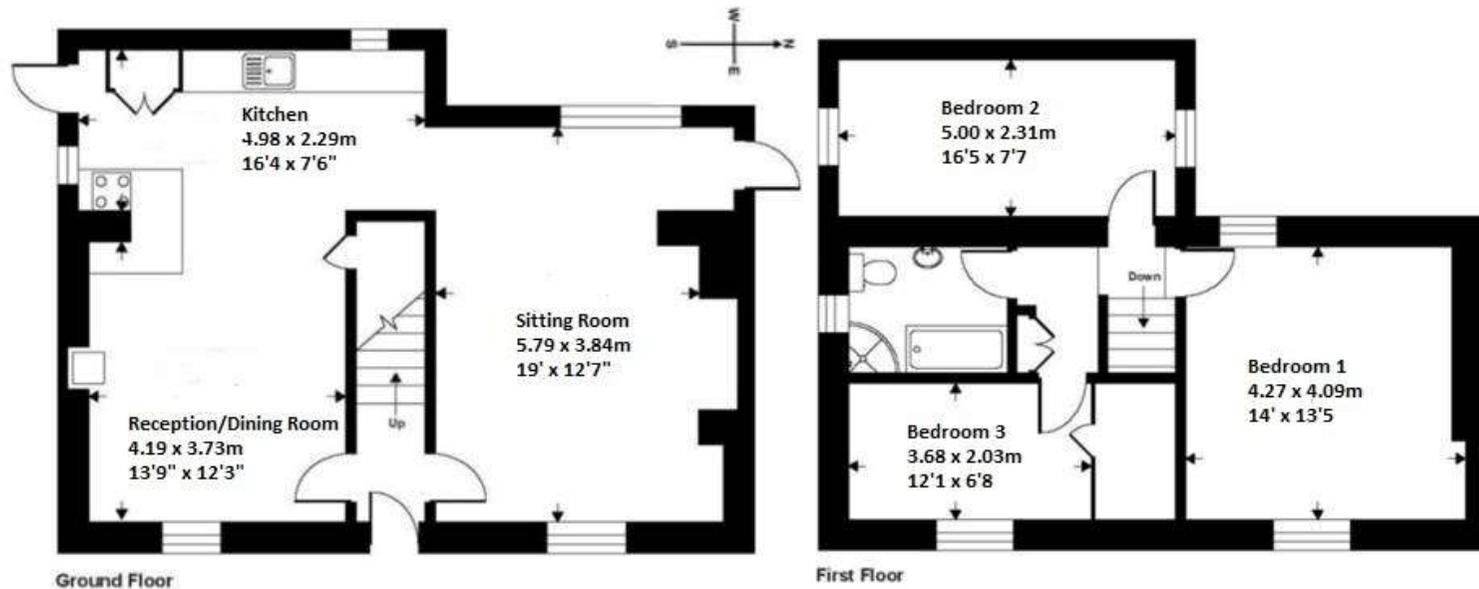
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Approx gross internal area  
110.5 sq metres 1190 sq ft



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