



OLD ROAD, STOKE FLEMING  
GUIDE PRICE £399,950 FREEHOLD

## A PRETTY TWO BEDROOMED COTTAGE IN THE CENTRE OF THE VILLAGE.

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**SUMMARY:** A quaint and very pretty two bedroom stone cottage, beautifully presented with no onward chain.

**DIRECTIONS:** From Dartmouth take the A379 to Stoke Fleming on the bend by the Village Store turn right into Church Road and onto Old Road. The property will be found immediately on your right.

**DESCRIPTION:** Merrydown Cottage is situated on a quiet lane leading to Blackpool Sands beach, in the heart of the pretty coastal village of Stoke Fleming. With easy access to the village shop, pub and restaurant. Having been painstakingly improved and refurbished by the current owners, the cottage is a 'turnkey' property and is ready to enjoy as a residency near the sea. A viewing is highly recommended.

#### **THE ACCOMMODATION COMPRISES:**

**ENTRANCE** - Solid wood front door opens into an entrance porch with wood panelled walls and coat storage.

**LIVING/DINING ROOM** - Door opens into the deceptively large but cosy living room/dining room with lovely parquet flooring, inglenook fireplace with log burner and built-in cupboards and shelves. An under stairs cupboard provides useful storage with plumbing for a washing machine. A half glazed stable door leads out to the rear courtyard.

**KITCHEN** - Incredibly well designed and maximising the space available, the kitchen comprises floor and wall mounted cupboards and drawers fronted with shaker style doors under butcher's block style worktops and matching floating shelves. Integrated appliances consist of a 'Fisher & Paykel' electric oven and matching hob, 'NEFF' fridge, 'NEFF' slimline dishwasher, ceramic butlers sink and window seat.

Door opens to stairs rising to:

#### **FIRST FLOOR LANDING**

**PRINCIPAL BEDROOM:** - A large room with ample space for wardrobes and drawer units. A wooden double-glazed window looks across the village with sea glimpses.

**EN-SUITE SHOWER ROOM** - Beautifully finished with wood panelling and Victorian style high cistern toilet, sink, towel rail and shower cubical with rainfall shower head and handheld shower. Tiled with white subway style tiles, Victorian style inset taps and concealed pipe work.

**BEDROOM TWO** - A generous double bedroom with the aforementioned views.

**BATHROOM** - With wood panelling and a classic style suite comprising of a toilet with high level cistern, bath with rain fall shower head, handheld shower, sink with vanity storage unit and heated towel rail. A cupboard houses the Joule hot water cylinder.

**OUTSIDE** - To the rear is an attractive shared courtyard with additional storage cupboard and access to School Road.

**SERVICES** - Mains water, electricity and drainage are connected. There is no gas in the village. Heating is via 'Dimplex' electric wall mounted panel heaters and log burner and electric underfloor heating in the living/dining room.

New hardwood double glazed windows have been recently fitted to the front of the property and a new back door.

**COUNCIL TAX BAND: B**

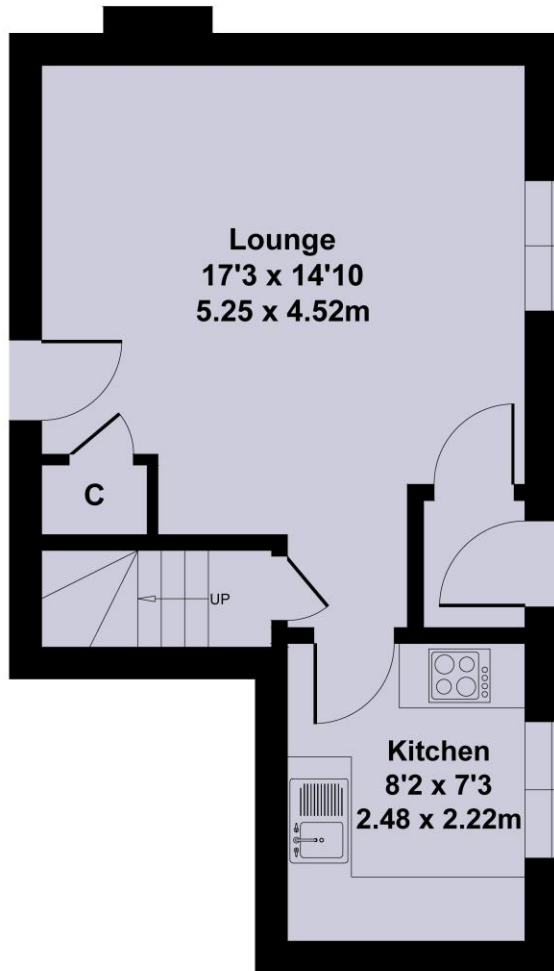
**EPC RATING: C**

**POSTCODE: TQ6 0PY**

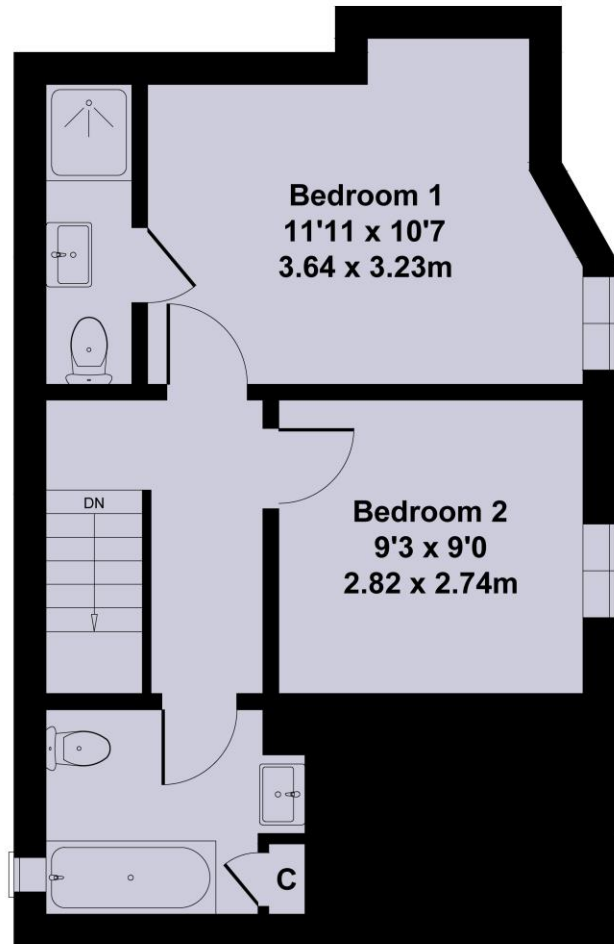


# Merrydown Cottage

Approximate Gross Internal Area  
688 sq ft - 64 sq m



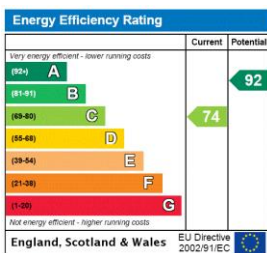
**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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