



- 📈 Entrance porch and hallway
- 📈 Living room
- 📈 Kitchen/breakfast room
- 📈 Utility room
- 📈 Rear porch and downstairs WC
- 📈 Ground floor bedroom/study
- 📈 Two first floor bedrooms (master dressing room)
- 📈 Family bathroom
- 📈 Garage
- 📈 Rear courtyard garden

*Our View “Spacious character cottage offering flexible accommodation in the heart of the village”*



Originally built in 1680, Pound Cottage is a delightful property situated in the village of Kingskerswell with spacious living accommodation brimming with original features throughout and must be seen to be appreciated.

The accommodation comprises the entrance porchway with access via the original front door into the hallway with wooden beams, useful storage cupboard and access to the main living room. A deceptively spacious room, the living room features a bay window to the front aspect, a delightful woodburner fireplace with Cotswold stone surround and original exposed beams. Some stairs rise to the dining area with continued engineered wooden flooring from the living room and a double glazed window to the side. The kitchen/breakfast room is accessible from the dining area and entrance hallway and has been re-developed by the current owners. The kitchen area comprises a range of matching wall and base level units with a ceramic mixer tap sink and drainer. Built in appliances include a dishwasher, refrigerator and oven with ceramic hob and there is Karndean flooring and a velux window. The breakfast area features a delightful exposed Cotswold stone wall. The rear porchway is found via a feature barn style door and has tiled flooring and double glazed door onto the garden and also access to a separate WC. A staircase is found next to the kitchen which descends to a very useful utility room with a range of fitted modern units, space for a fridge/freezer and tumble dryer and there is an obscure double glazed window to the side and a door to access the front of the property. Completing the ground floor is a bedroom with a double glazed window to the front with engineered oak flooring and integral built in wardrobes.

To the first floor you will find two good sized double bedrooms, with the master benefiting from solid oak flooring and a double glazed window to the front. Steps lead to a raised dressing room which could also be utilised as a nursery with built in

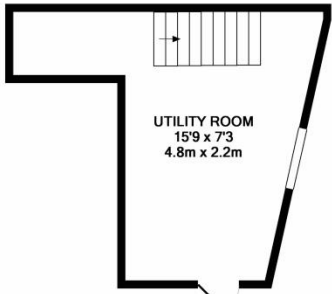
storage, and double glazed windows to the front and rear with superb views towards the moor. The second bedroom has built in wardrobes, double glazed windows to the front and rear enjoying views over the village and original wooden flooring. The main bathroom has again been re-developed by the current owners to a high standard with low level flush WC, pedestal wash hand basin incorporating a vanity unit, oversized panelled bath and shower from mains. There are fully tiled walls and flooring and obscure double glazed window to the rear. From the landing you have useful storage and airing cupboards and a hatch to the loft space.

The rear courtyard is a delightful space with an attractive assortment of flowerbeds and enclosed by a stone wall. There is useful storage and access to the garage which has power and light and access to loft space.

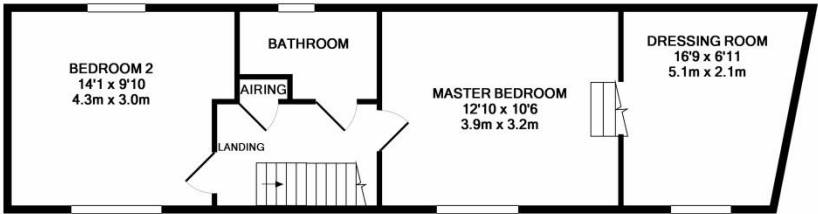
Kingskerswell is an increasingly popular place to live since it was bypassed by the relief road. There are good local facilities to suit most local needs. Access to the A380 dual carriageway, which links with the M5 at Exeter, is about four minutes' drive away. The Willows shopping centre is about five minutes' drive and the market town of Newton Abbot, with its more comprehensive facilities and mainline railway station, is about ten minutes away, as is the coastal resort of Torquay.



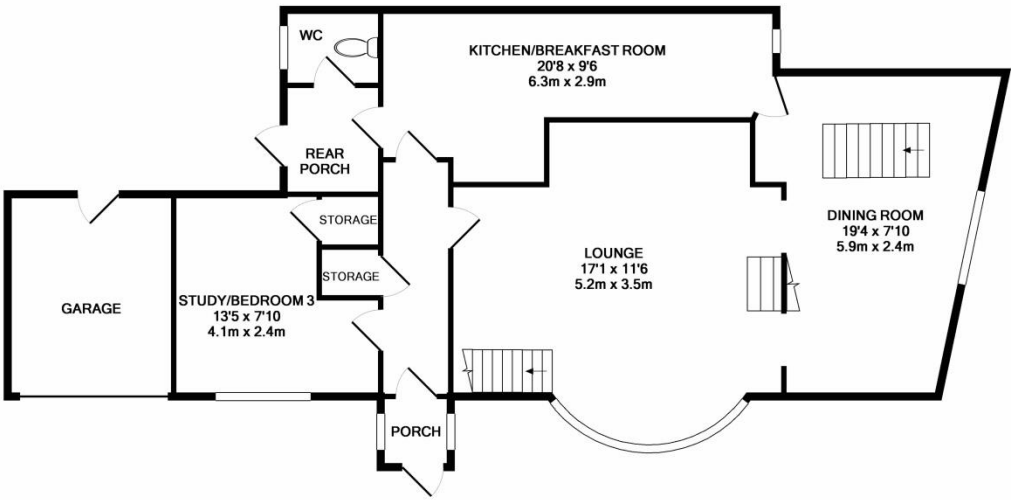
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



LOWER GROUND FLOOR



1ST FLOOR



GROUND FLOOR

**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



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