

BARTON COTTAGE

HOPE COVE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Barton Cottage | Bolberry Road | Hope Cove | Devon | TQ7 3HT

Tucked away in a peaceful edge-of-village setting, this charming three-bedroom home presents an exciting opportunity for those seeking a relaxed coastal lifestyle with the benefit of nearby sandy beaches and countryside views. Ideally located for both permanent living and holiday use, the property offers a rare combination of tranquillity and convenience.

The accommodation includes three comfortable bedrooms and a spacious living area that flows into a bright conservatory at the rear of the home. This sunlit space offers lovely views over the garden and surrounding landscape, making it an ideal spot to unwind, enjoy a morning coffee, or entertain friends and family throughout the year.

The property also benefits from a detached garage, providing secure parking or additional storage, and a well-sized garden that wraps around the home — perfect for keen gardeners, children to play, or simply relaxing in the fresh air. The garden layout also offers great potential for further landscaping or the addition of outdoor seating areas.

Inside, the property has been well cared for but now offers excellent potential to modernise and update throughout. Whether you're looking to create a stylish contemporary home, a cosy coastal retreat, or a light renovation project, this home provides the perfect blank canvas to make your own.

In addition, there is an extra piece of garden ideal for expanding the outdoor space, growing your own produce, or even exploring further development options (subject to planning).

This is a fantastic chance to secure a home in a desirable location close to the coast, with scope to add value and tailor the property to suit your lifestyle.



Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street Salcombe, TQ8 8ET

Property Details

Services:	Mains electricity. LPG gas. Private Water. Septic tank.
EPC Rating:	Current: F, Potential: A
Council Tax:	Band D
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Situated on the quiet edge of the village, offering a calm and relaxing setting.
- Just a short distance from lovely sandy beaches — ideal for walks and days out.
- A great-sized home with three bedrooms, perfect for families or guests.
- Bright conservatory at the back of the house with lovely views over the garden and countryside.
- Useful garage for parking or extra storage.
- A good-sized garden, ideal for relaxing or spending time outdoors.
- The house is well-kept but would benefit from some modernising — a great chance to make it your own.
- An additional piece of garden if more space is needed.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Leave the A381 Kingsbridge to Salcombe road at Malborough, turning right and going through the village centre. After passing the church on the right, take the left fork and follow this road for about a third of a mile. Take the second turning right, signposted Bolberry/Hope Cove. Follow this road through the hamlet of Bolberry and before reaching Hope Cove at the bottom of the valley Barton Cottage will be found on the left hand side.

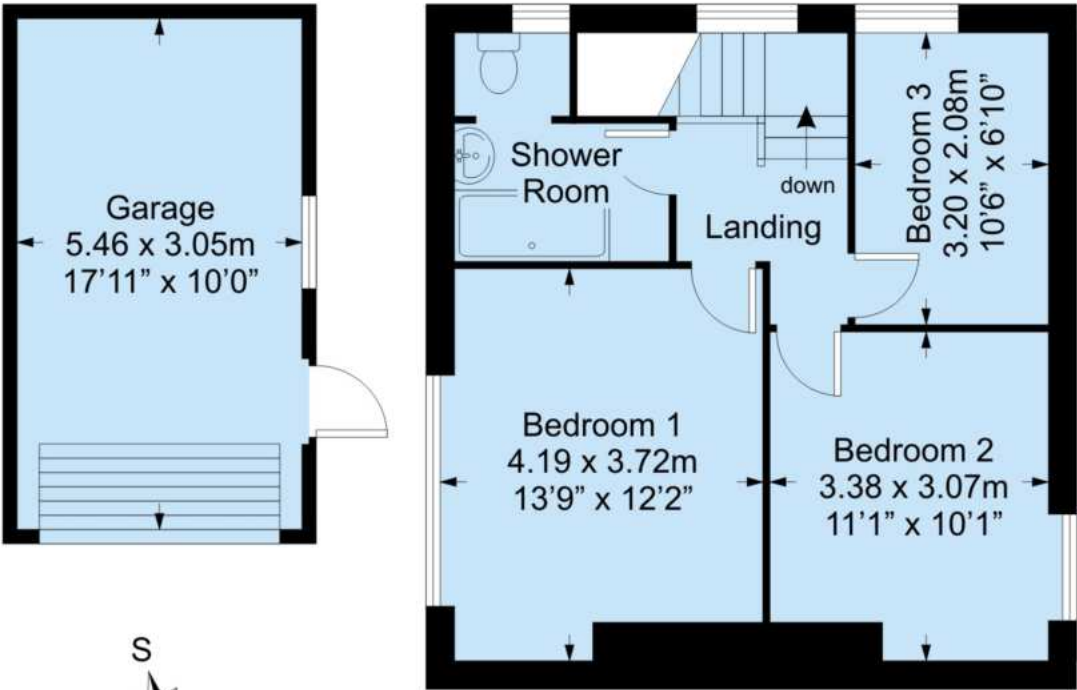
Viewing

Very strictly by appointment only through Marchand Petit (Salcombe Office) Tel: 01548 844473

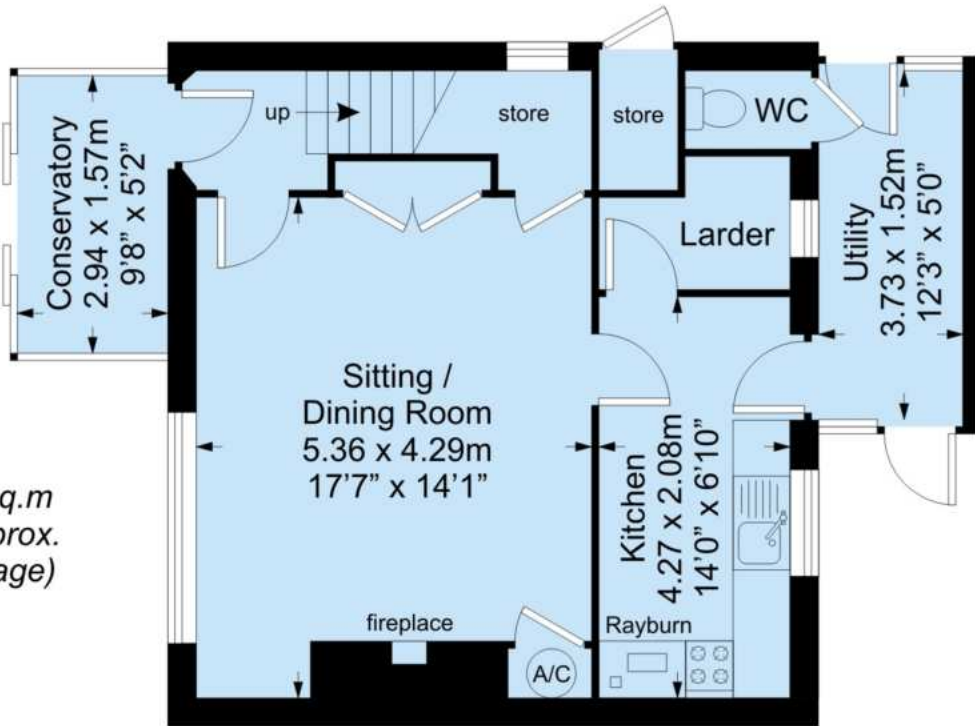


Floor Plans

NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.



First Floor



Total area 98 Sq.m
(1055 Sq.ft) Approx.
(Excluding Garage)

Ground Floor



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.