



JOHN COUCH
THE ESTATE AGENT

The Cove Brim Hill
Maidencombe Devon
£540,000 Freehold



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An appealing cottage home, beautifully presented, enjoying a peaceful semi rural setting and far reaching views across the rolling Devonshire countryside to the sea of Lyme Bay

Covered entrance veranda ■ Kitchen/living room

2 bedrooms ■ Bathroom

Cellar ■ Gardens ■ Parking space

FOR SALE FREEHOLD

Enjoying a peaceful semi-rural setting, with far-reaching views across rolling Devon countryside and glimpses of the sea towards Lyme Bay, The Cove is an appealing cottage home, beautifully presented and set within sheltered, established gardens. The accommodation has a stylish contemporary finish, with both reception rooms opening to a covered veranda, perfectly positioned to capture the surrounding views and providing an attractive extension to the living space.

A pedestrian gateway opens to a pathway edged with established planting, leading through the gardens to the entrance and covered veranda, an attractive feature of the property with its glazed roof and timber balustrading. Steps descend to the garden, whilst glazed doors open directly into the accommodation.

Immaculately maintained and beautifully presented, the accommodation is thoughtfully arranged, with a welcoming kitchen/dining room providing an inviting space for everyday living.

A bay window overlooks the side garden, whilst glazed doors open to the veranda, take full advantage of the countryside views. The kitchen is well fitted with a range of units, complemented by integrated appliances, with ample space for dining. An open connection leads through to the sitting room, a comfortable and inviting room with further glazed doors opening to the veranda, allowing the outlook to be enjoyed from both rooms.

An inner hallway gives access to the two bedrooms, the principal bedroom having fitted wardrobes and overhead storage, whilst the second bedroom provides flexibility for use as guest accommodation or a study. The bathroom is well appointed, with both a bath and separate shower, completing accommodation that is presented in excellent order throughout.

The gardens form an integral part of the appeal of the property, sheltered and well enclosed, with terraced lawns and established planting providing colour, interest and privacy.

The covered veranda offers an attractive place for outdoor seating, overlooking the gardens and surrounding countryside, whilst a fire pit is positioned towards the far boundary, providing a further place to enjoy the peaceful surroundings.

A substantial under-property store, accessed externally, provides useful additional space and houses the gas-fired central heating boiler. A designated parking space for one vehicle is situated adjacent to the property, accessed from Brim Hill.

LOCATION

Brim Hill occupies an attractive semi-rural position on the outskirts of Torquay, approached from the scenic coastal road linking the town with the neighbouring village of Shaldon. Surrounded by rolling countryside and the natural beauty of the South Devon coast, the setting offers the appeal of country living whilst remaining within easy reach of Torquay and the surrounding villages.

VIEWING BY APPOINTMENT ONLY

Nearby Maidencombe is known for its picturesque setting and sheltered beach, with access to the South West Coast Path and its spectacular coastal scenery. Stokeinteignhead, another of the area's traditional Devon villages, offers a country pub, parish church, village hall and primary school, subject to admissions criteria.

A short drive away, St Marychurch provides a thriving local centre with an excellent choice of independent shops, cafés, restaurants and everyday amenities, together with schooling, churches and nearby Torquay Golf Club.

Torquay occupies a sheltered bay on the South Devon coast, combining the character of a traditional seaside town with an attractive waterfront, sandy beaches and an established marina. The harbourside and town centre offer a good choice of shops, cafés, galleries, bars and restaurants, whilst the town's theatres, sporting facilities and varied programme of cultural and community events provide plenty of opportunity to enjoy life in the area throughout the year.



CONNECTIVITY

For travel further afield, the coastal road through Shaldon and Teignmouth provides a route towards Exeter, with connections via Newton Abbot to the A380 and the M5 motorway. Railway stations at Teignmouth and Newton Abbot offer services to London Paddington, Exeter, Bristol and destinations throughout the wider rail network. Exeter, with its excellent shopping, cultural attractions and international airport, is also within reach.

SERVICES Mains water, electricity and gas are all connected, subject to the necessary authorities and regulations. Private drainage (recently replaced tank). Gas fired central heating with radiators (recently replaced boiler)

CURRENT PROPERTY TAX BAND E (Payable 2026/2027 £3,002.98)

MOBILE PHONE COVERAGE Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)













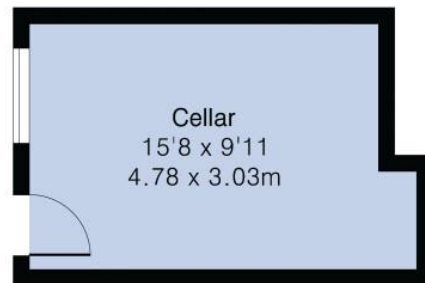
Approximate Gross Internal Area 900 sq ft - 84 sq m

Cellar Area 147 sq ft – 14 sq m

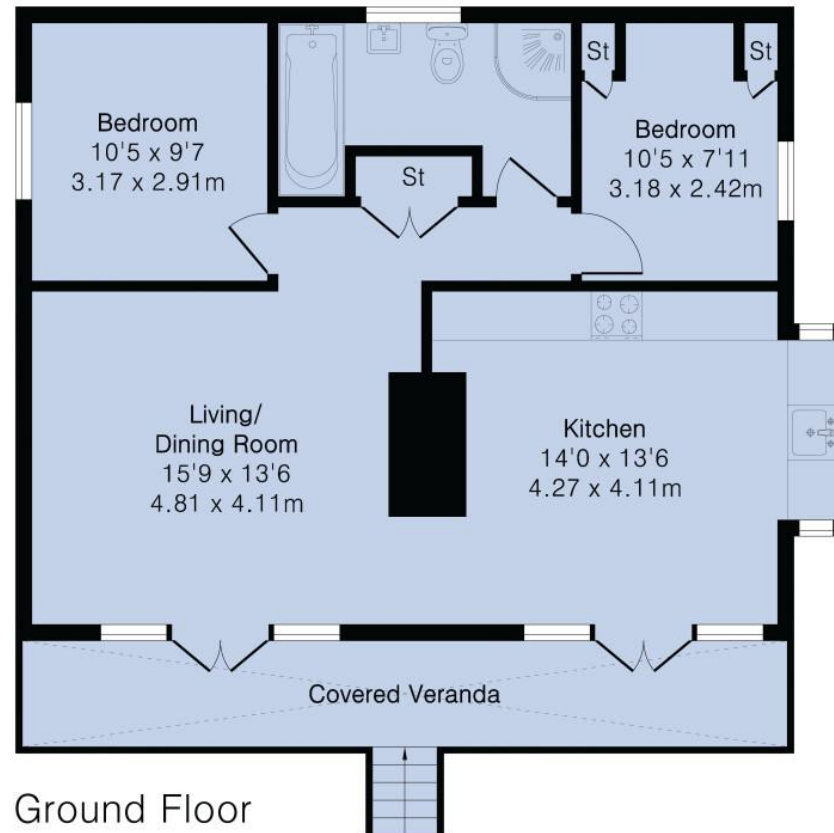
Ground Floor Area 753 sq ft – 70 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	77	82
EU Directive 2002/91/EC		
www.epcru.com		



Cellar



Ground Floor

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.