



LANG TOWN  
& COUNTRY

Highfield Cottage, Fore Street, Holbeton, Plymouth, Devon, PL8 1NE



# Price £425,000



Located in a picturesque and quiet village, this property is just under 10 minutes by car from the stunning Mothecombe beach, offering the perfect escape for beach lovers and nature enthusiasts. Despite its peaceful setting, the cottage is within commuting distance to Plymouth, providing easy access to city amenities while maintaining the serenity of village life.

This cottage is brimming with character, featuring beautiful, beamed ceilings and a wealth of original details that create a warm and inviting atmosphere. The property includes two double bedrooms, a versatile study/third bedroom, and central heating provided by an efficient oil-fired Rayburn.

The exterior of the cottage is equally impressive, with a south-facing hidden gem, that is a true haven for outdoor living. This enchanting garden includes a delightful space to enjoy the garden year-round, perfect for reading, entertaining, or simply unwinding. There is a potting shed, ideal for gardening enthusiasts, additional storage needs and a summer house for home working and hobbies.

Practicality meets charm with off-road parking for two vehicles, a feature not often found in such desirable village locations. The combination of modern conveniences and period features ensures a comfortable lifestyle while maintaining the cottage's unique character.



Holberton, located in the picturesque county of Devon in Southwest England, is a quintessential English village that offers a blend of historical charm, natural beauty, and a sense of community. Holberton boasts a rich history that is evident in its architecture and local landmarks. The village is characterized by traditional stone cottages, historic inns, and a medieval church, all of which reflect the area's long-standing heritage. The local church, often the centrepiece of such villages, typically dates back several centuries and features beautiful stained-glass windows and intricately carved.

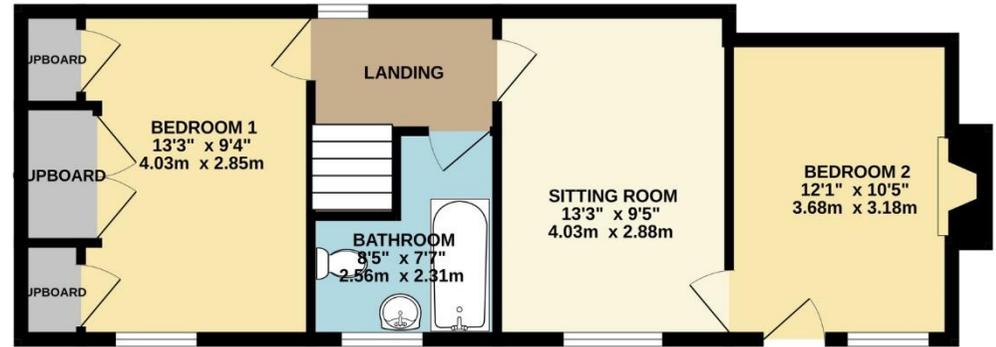
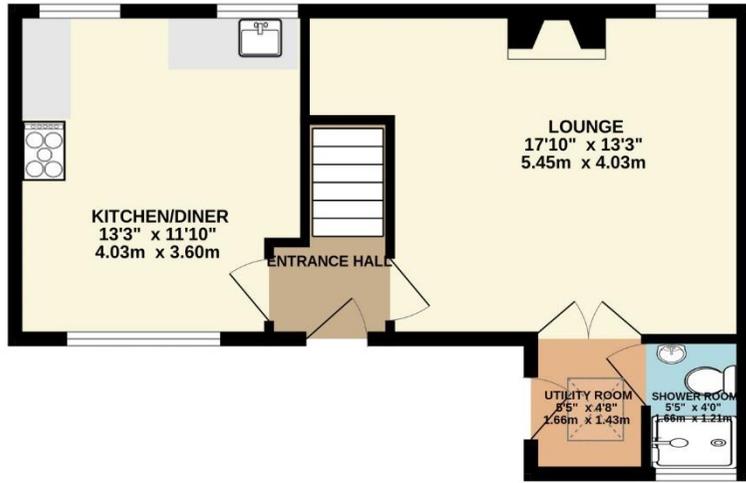
The village has a tight-knit community where residents often know each other by name. Local events, fairs, and markets are common, fostering a strong sense of belonging and camaraderie among the villagers. The village pub serves hearty meals, hosting a weekly quiz; the local village hall holds amateur dramatics groups and competitions.

While Holberton retains its rural charm, it is conveniently located within reach of larger towns and cities in Devon. This allows residents to enjoy the tranquillity of village life without being too far from modern amenities and services. The village shop, post office, and News agent cater to daily needs, while larger retail options are accessible in nearby towns.

To view this property call Lang Town & Country Estate Agents on **01752 456000**

[www.langtownandcountry.com](http://www.langtownandcountry.com)





TOTAL FLOOR AREA : 937 sq.ft. (87.1 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



Lang Town & Country  
 6 The Broadway  
 Plymouth  
 PL9 7AU  
 Tel: 01752 456000  
 Email: [plymstock@langtownandcountry.com](mailto:plymstock@langtownandcountry.com)  
[www.langtownandcountry.com](http://www.langtownandcountry.com)

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

