



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



# Price £495,000



Welcome to this enchanting detached two/three-bedroom character cottage, perfectly situated in the heart of an idyllic South Hams village. This delightful home offers a rare combination of historic charm, modern comfort, and a high degree of privacy, making it an ideal retreat for those seeking a tranquil lifestyle close to the coast.

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 and additional storage needs.

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 centerpiece 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 as a social hub where locals gather to share stories, enjoy hearty meals, and experience traditional Devonshire hospitality.

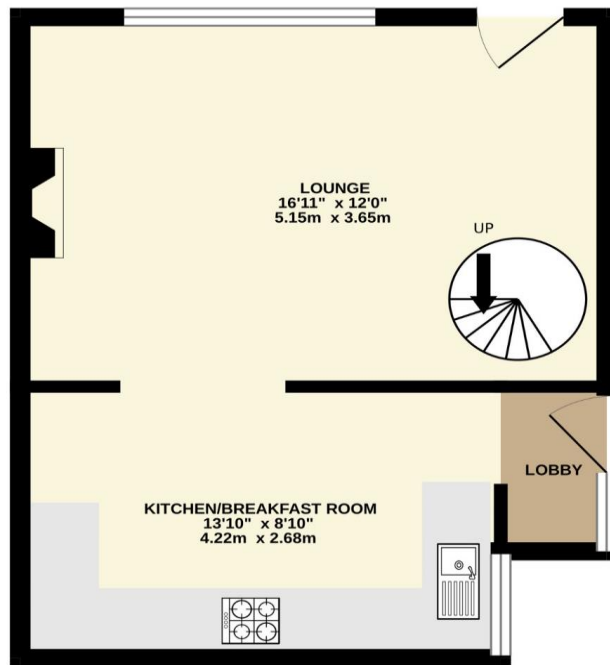
While Holberton retains its rural charm, it is conveniently located within reach of larger towns and cities in Devon. This allows residents to enjoy the tranquility of village life without being too far from modern amenities and services. Local shops, a post office, and small businesses cater to daily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

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

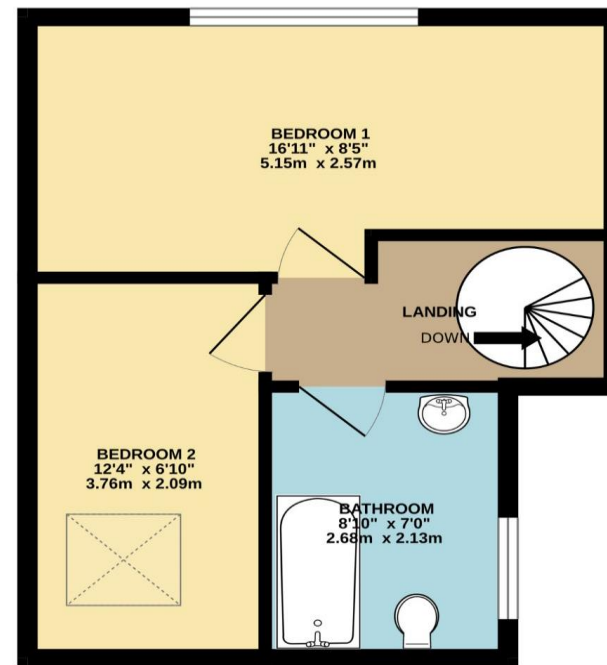
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GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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