



ROSE COTTAGE
COCKINGTON VILLAGE, TORQUAY, DEVON

JACKSON-STOPS





ROSE COTTAGE
COCKINGTON VILLAGE, TORQUAY, DEVON

AN ICONIC AND HISTORIC PERIOD HOUSE,
WITH STUNNING GARDENS, IN THE CENTRE
OF COCKINGTON VILLAGE



DISTANCES (approximate)

TORQUAY 1 MILE

TOTNES 17 MILES

EXETER 24 MILES

SUMMARY

- Sitting room
- Dining room
- Kitchen
- Principal bedroom/dressing room/shower room suite
- 3 further bedrooms and bathroom
- Extensive, picturesque gardens with stream and lake
- Garage for 3 cars and parking for 6
- Formally run as a thriving tea garden business, including restaurant with open air and covered areas

ABOUT 1.5 ACRES



LOCATION

Rose Cottage is situated in the centre of the unique Cockington Village, which is effectively a country village within a town, hidden away in a deep valley, yet just a mile from the centre of Torquay, with its seafront, beaches, harbour, golf courses and many recreational and shopping facilities. Cockington itself, however, is an archetypal English village, with its thatched period houses and cottages, pub, village shops and local businesses, including Cockington Court and country park, with craft centre, historic manor house and art garden. Education in the area includes the renowned Torquay Grammar School.

COMMUNICATIONS

From Torquay there is easy access, via the A380, to the A38 dual carriageway and the M5 motorway at Exeter. There is a mainline railway station at Newton Abbot, with trains, via Exeter, to London and at Exeter there is an international airport. From Plymouth, to the west, there are ferries to France and Spain.

THE PROPERTY

- Iconic property within the centre of Cockington Village
- Beautiful, thatched period cottage, listed as being of architectural or historical interest Grade II
- Extensive, picturesque and beautifully maintained gardens, with stream and lake
- Garaging and parking
- Former thriving tea garden business with restaurant
- Stunning location within the centre of the beautiful village, yet within easy distance of the seafront and Torquay centre

From the road the garden path leads to the front door into the **entrance hall**, with doors to the **cloakroom** and the **sitting room**, with fireplace incorporating woodburner, exposed beams and a door into the gardens.

A further door from the hall leads into the **dining room**, with built in window seats, fireplace with woodburner and steps down to the **kitchen**, with a range of fitted base and wall cupboards with granite

worktops, sink and drainer, dishwasher, electric oven and hob, fridge and freezer and microwave.

From the sitting room the staircase rises to the **landing** with doors to **3 bedrooms**, two having fitted wardrobe cupboards and one also with drawers, shelving and desk. From the landing a further staircase rises to the second floor **principal suite**, with **dressing room**, having fitted cupboards and dressing table and built in wardrobe cupboard, **bedroom** with exposed roof timbers and view over gardens and **shower room** with shower cubicle and wash basin, WC, fitted cupboards and drawers and under eaves storage cupboard.

THE GARDENS AND GROUNDS

One of the principal features of the property is the extensive, picturesque and immaculately maintained gardens. A lovely clear stream runs, via small waterfalls, through the gardens and, crossed by foot bridges, both the stream and small leat pass through a lovely



clear water pool, attracting ducks and moorhens. Paved paths and terraces interconnect between beautifully stocked shrub and plant borders and including a pergola supporting climbing plants and level lawned areas interspersed with ornamental trees.

To the southern end of the gardens the lawns slope uphill, again interspersed with a variety of ornamental trees and from the top there are stunning views across the gardens and the beautiful surrounds of Cockington Village, with its cluster of thatched houses and cottages.

THE BUSINESS

Over more than 20 years a thriving business has been created, being Rose Cottage Tea Gardens. These are fully equipped, licensed tea gardens, catering for 185 covers and famous for its gorgeous cream teas and beautiful setting overlooking the gardens and stream and enhanced by a pianist who plays during opening hours. The business was open from April to September. Steps from the main gardens rise to open decked and paved terrace areas overlooking the gardens as well as a covered restaurant and service area. Adjoining are further buildings, including customer WCs, storage and a thatched, stone outbuilding incorporating the commercial kitchen. **NB:** Since Covid-19 the business has not re-opened.



SERVICES

Mains gas, electricity, drainage and water, gas fired heating.

LOCAL AUTHORITIES

Devon County Council, County Hall, Topsham Road, Exeter, Devon EX2 4QD. Tel. 01392 382 000.
Torbay Borough Council, Civic offices, Castle Circus, Torquay, Devon TQ1 3DR. Tel 01803 201 201.

FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others such as carpets, curtains, light fittings, mirrors, garden ornaments etc. are specifically excluded but may be made available by separate negotiation.

VIEWING

By appointment with Jackson-Stops Exeter office: 01392 214 222.

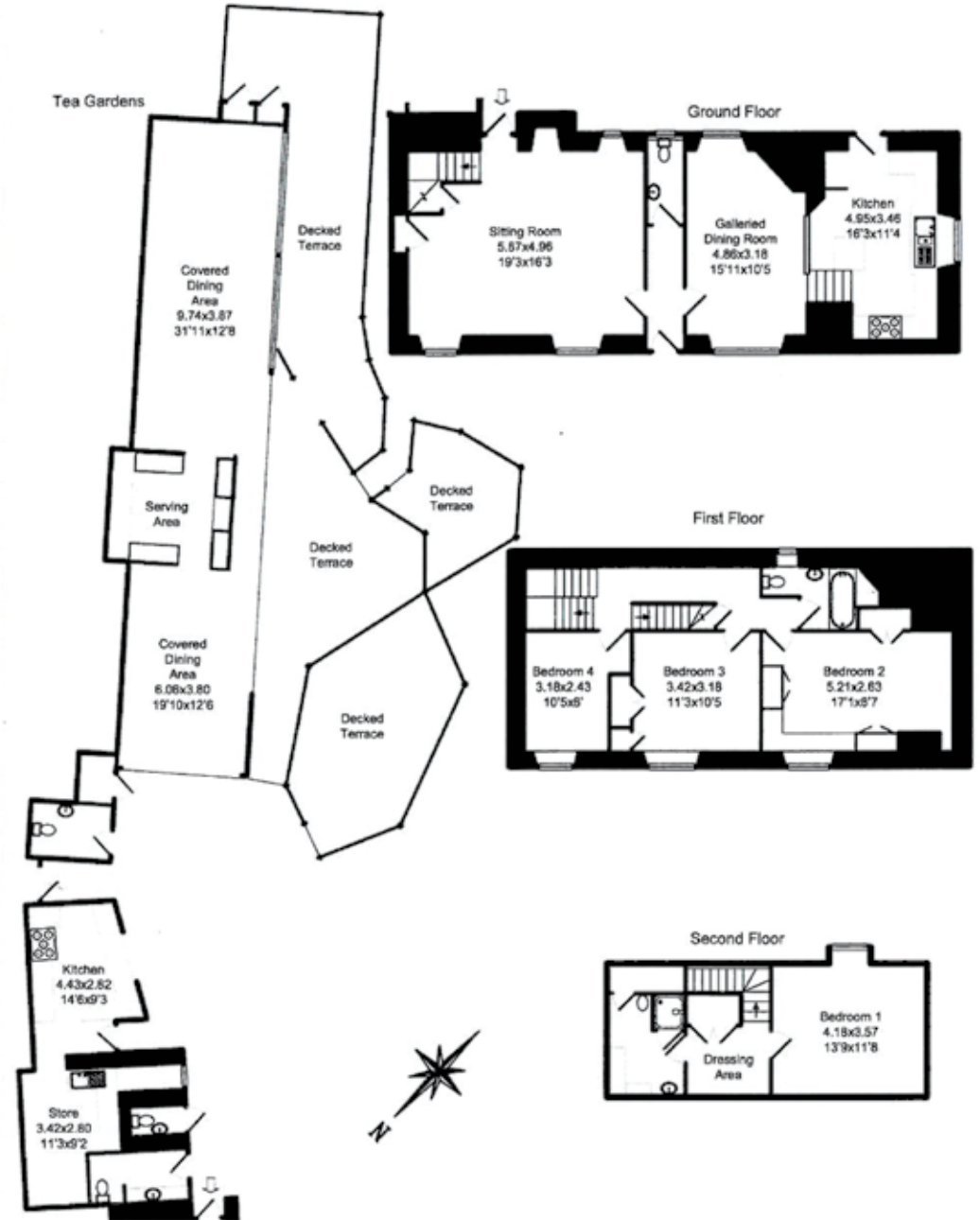
For sale by private treaty with vacant possession on completion.

DIRECTIONS

On entering Torquay proceed down to the seafront. Turn right along Torbay Road, following the signs to Cockington. After a few hundred metres turn right, signed to Cockington. Follow Cockington Lane up the lovely wooded valley until reaching the village and Rose Cottage is in the centre.



Total Approximate Area (excluding Tea Gardens)
143.8m² / 1,548ft²



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



IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current,

aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy

themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



EXETER

01392 214 222

exeter@jackson-stops.co.uk

jackson-stops.co.uk

PROPERTY EXPERTS SINCE 1910

rightmove 

 OnTheMarket.com

