



Courtlands Manor House
Kingsbridge
£1,725,000

Freeborns
ESTATE AGENTS

Courtlands Manor House Kingsbridge, Devon, TQ7 4BN

A substantial 5 bedroom Grade II listed manor house set within the tranquil Courtlands Estate 2 miles from Kingsbridge. The property which is easily accessible due to only being a couple of minutes drive from the main road is full of original character and features. The property benefits from a large driveway and terraced gardens.

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

Original wooden flooring.

DINING ROOM

Original wooden flooring, large open fire, walk in bay window.

LOUNGE

Original wooden flooring, multifuel stove, window to front, exposed stone feature walls and doorways.

REAR HALL

Tiled floor, doors and window to rear garden, exposed stone feature wall.

DOWNSTAIRS SHOWER ROOM

Low level WC, wash hand basin with cupboard under, corner shower, tiled floor, extractor fan.

UTILITY ROOM

Tiled floor, grey shaker style base and eye level units, worktops with stainless steel sink and drainer, space for washing machine and tumble dryer, 3 x windows.

KITCHEN

Grey shaker style base units with black granite worktops over, oak breakfast bar, 1 1/2 x stainless steel sink and drainer with mixer tap, gas fired range style cooker, extractor fan, wine fridge, integrated dishwasher, American style fridge freezer, vaulted ceiling with Velux roof windows, bi-fold patio doors and windows to rear garden.

Feature stone spiral staircase rises to:-

1ST FLOOR

LANDING

Airing cupboard, sky light.

BEDROOM 1

Built in wardrobe, walk in bay window overlooking the rear garden.

BEDROOM 2

Double built in wardrobe, vanity unit, window to front and side.

BEDROOM 5

Built in wardrobes, window to front.

BEDROOM 6

Eye level window to front.



BEDROOM 3

Sink, window to rear.

SHOWER ROOM

Walk in shower cubicle, low level WC, pedestal wash basin, plumbing for washing machine, 2 x obscured windows.

BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, 3 x windows.

ANNEXE

Originally part of the main house and still linked on 1st Floor.

GROUND FLOOR

KITCHEN

BATHROOM

1ST FLOOR

BEDROOM 4

Window to rear.

Doorway to main hallway.

2ND FLOOR

BEDROOM 7

Window to side.

OUTSIDE

An attractive gravelled driveway with parking for multiple vehicles leads to the front of the property and a private wrap around sloping garden with mature shrubs and trees.

There is a garage with an up and over door to the side of the property.

EPC RATING - EXEMPT

Grade II listed.

COUNCIL TAX BAND F

Amount payable approximately £3113 per annum.

SERVICES

Mains water connected, private drainage.

TENURE

Freehold.

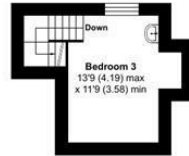
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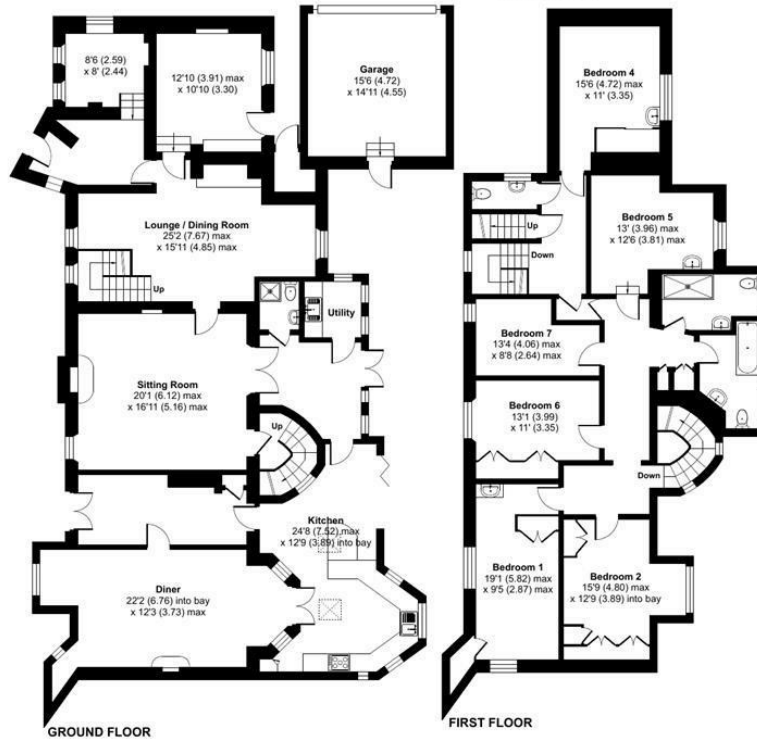


Courtlands Manor House, Kingsbridge, TQ7

Approximate Area = 3703 sq ft / 344 sq m
 Store = 16 sq ft / 1.4 sq m
 Garage = 231 sq ft / 21.4 sq m
 Total = 3950 sq ft / 366.8 sq m
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2023. Produced for Freeborns Estate Agents. REF: 952876.



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