



The Downs Walled Gardens and Lawns
Bantham Road, Thurlestone, Devon, TQ7 3NG



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Guide Price of £300,000

Two secluded Stone walled gardens, large lawns with quarry and garaging, (1.84 Acres) Set on the ridge of the Downs at Thurlestone with glimpses towards Bantham and overlooking Thurlestone.

A rare opportunity to acquire these superb gardens which may suit a variety of uses subject to planning permission.

- Two stone walled gardens
- Sheltered quarry area
- Garaging for 4 vehicles
- Expansive level lawns
- Shared tarmacked driveway access

Situation

Thurlestone is an attractive village situated close to the spectacular Devon Coast in an Area of Outstanding Natural Beauty, the Southwest Coast Path is the only area in the UK to have made it into the highly respected Lonely Planet Adventures Guidebook. A short stroll takes you across to Thurlestone Sands with the landmark Thurlestone Rock, the popular 'Beach House' café and Thurlestone Marsh, one of three small wetlands south of the village. Thurlestone has a vibrant community with popular primary school, a busy village hall, shop and post office, pub and church. There is even a converted BT Red Phone Box providing 'The Thurlestone Book Exchange'. The Thurlestone Hotel has a superb health club with spa, indoor and outdoor swimming pools and there is a fine 18-hole links golf course. The nearby market town of Kingsbridge provides a good range of shops, a health centre, leisure centre with indoor swimming pool, library, schools and churches.

Description

The Downs Walled Gardens and Lawns formally part of the Downs Residence, which has been converted into apartments, set on the ridge of the hill above Thurlestone Village with glimpses towards Bantham and Bantham Beach and views towards Thurlestone Beach. The walled gardens, quarry, garaging for 4 vehicles, level lawns amounting to 1.84 acres (0.75 hectares), represents a rare opportunity for a keen garden enthusiast or amenity land, may suit a variety of uses (subject to any necessary planning consents).

Access

The property is accessed via shared driveway with a pillared entrance and tarmacked drive leading up past the level lawn area to the right and there is a track leading to your right down into the quarry and garage building.

Services

The vendors will grant any right to utilities underground through any retained land, there is currently a water tap which purchasers will need to arrange for sub metering.



Service Charge

The service charge will apply in proportionate to the shared driveway contributions to be agreed with the vendor.

Wayleaves Rights and Easements

This property is sold subject to any rights of wayleaves rights or easements which exist at the time of sale whether they are mentioned in these particulars or not.

Tenure

Freehold.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. 01803 861234.

Manner of Sale

The property is being offered to the open market for Sale by Private treaty.

Viewing

Strictly by telephone appointment through Rendells Estate Agents on 01803 863888.

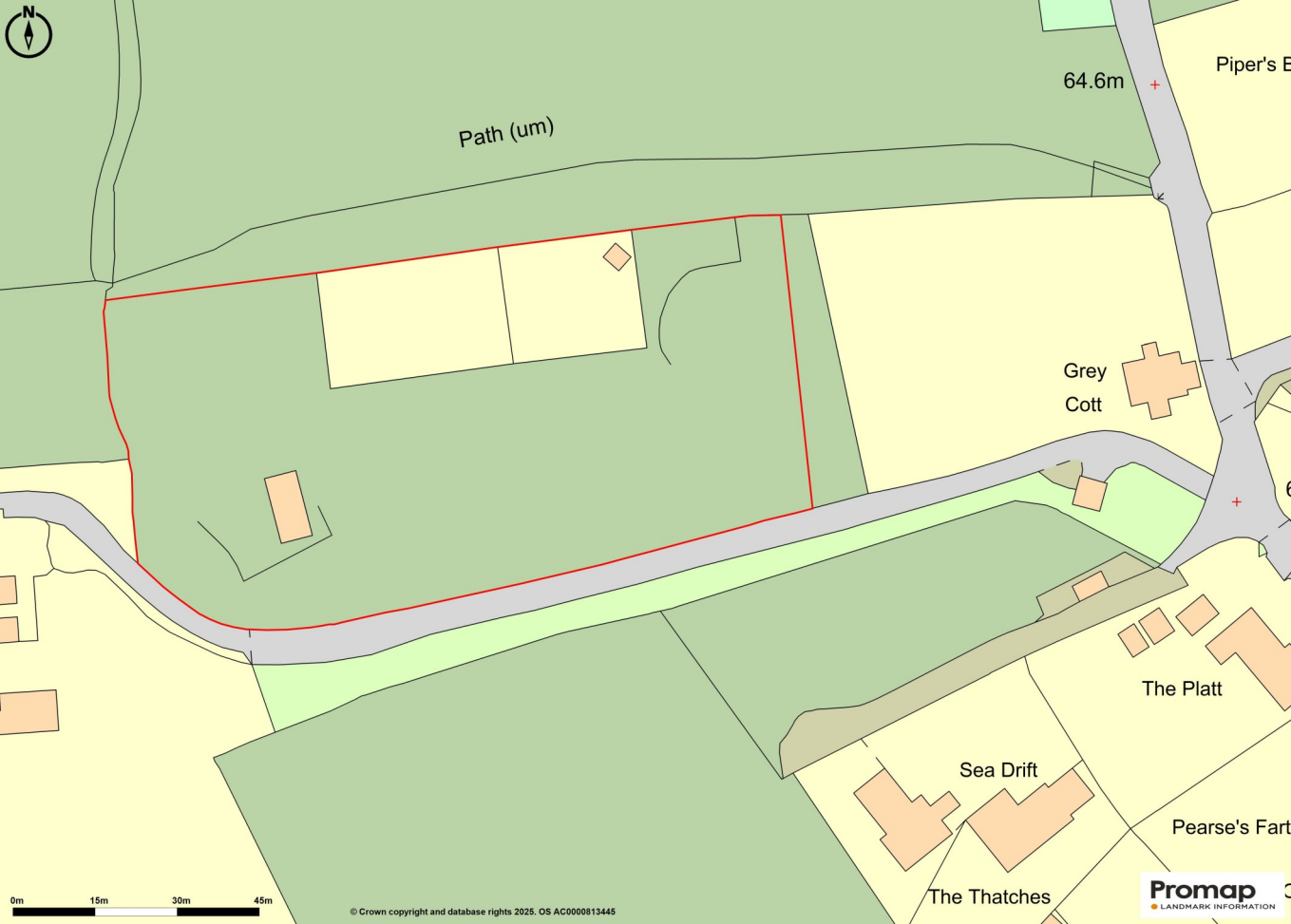
Directions

From the Roundabout at the bottom of fore street in Kingsbridge, take the A381 Signed to Plymouth. At the next roundabout take the 2nd exit staying on the A382. Continue on this road passing through West Alvington. Then take the second right signed Thurlestone at the “T” junction turn right. Then take second left signed Thurlestone 3 Miles. Continue for 2.25 miles Turning Right at Rockhill Corner. Continue for 100 Meters up the hill and the Pillard entrance to The Downs is located on your Left. Continue up the drive and the level lawns are on your right and the track to the garaging and quarry is on your right.

What3words:

Entrance to Drive: [aced.copy.slippery](#)
[guidebook.clip.weekend](#)





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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.



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