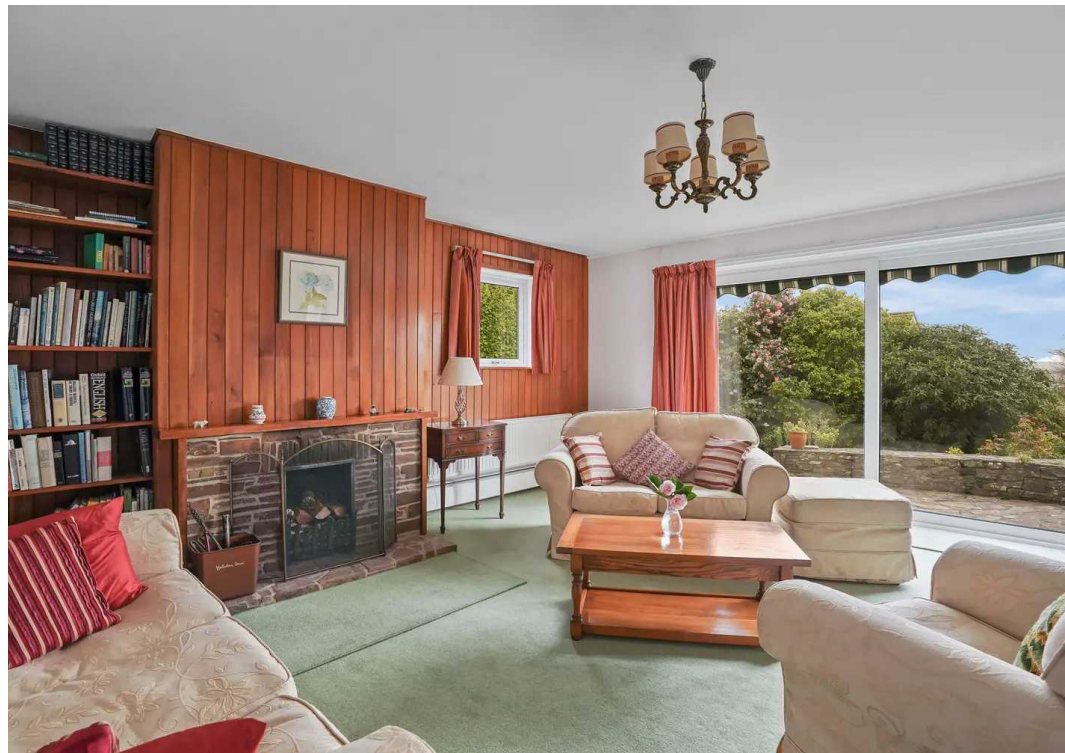




25 Mead Lane, Thurlestone

Offers Over £850,000

HARRIET
GEORGE



25 Mead Lane

Thurlestone, Kingsbridge

- Much sought-after village with active community
- A short walk from the beach, pub and golf club
- Sea and rural views
- Quiet residential area
- Spacious bright and airy accommodation
- Large lawned garden
- Off road parking for several vehicles
- Double garage and additional workshop
- Excellent storage
- No onward chain

Thurlestone is the epitome of a South Devon village with its many picturesque stone and thatched cottages and colourful gardens resulting from its own "micro-climate". The village has a vibrant community and is renowned for its 4-star hotel with private health club facilities and prestigious 18 hole links golf course. In addition there is a highly regarded primary school, village shop with post office, pub and church.

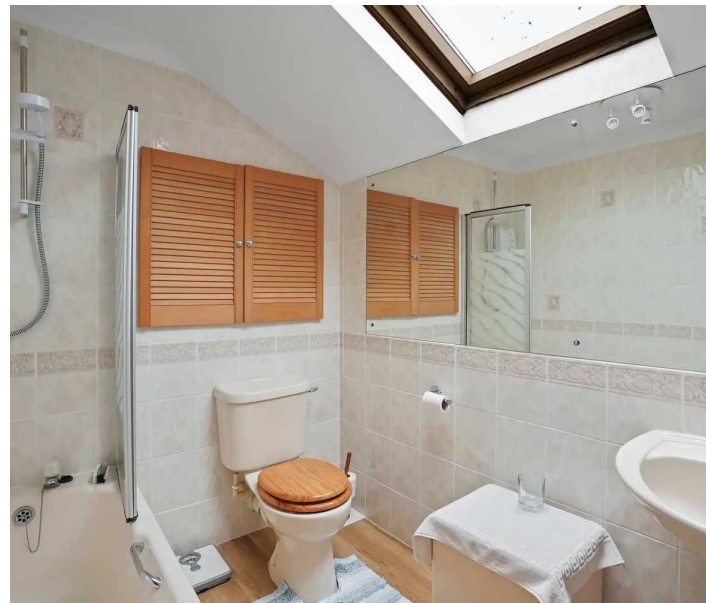
The property is within walking distance of the village amenities, while also enjoying access to the myriad of public footpaths that criss-cross this part of the South Hams.

The closest town is Kingsbridge which offers extensive shopping and facilities including a health centre, small hospital and sports centre. The popular sailing and holiday town of Salcombe is approximately 6 miles away.

Council Tax band: G

Tenure: Freehold

Energy Efficiency Rating: C



Located at the end of a cul-de-sac on a private estate, 25 Mead Lane has spacious light filled accommodation and delightful views. Having been in the same ownership for about 45 years the house now offers scope for a purchaser to modernise and alter the accommodation to suit their needs.

On the ground floor is a double reception room which overlooks the garden. The dining area has a large picture window and the sitting area an open fire and sliding doors to the south facing terrace. Off the kitchen breakfast room is a large utility room with external door to the enclosed rear courtyard. There is a sitting room at the front, spacious hallway and shower room. On the first floor are 4 bedrooms, a bathroom and extensive loft storage.

At the rear of the house is a paved south facing terrace and from here steps lead down to the garden which is well established and enclosed enjoying excellent privacy. At the bottom of the garden is a gate onto an adjoining footpath which gives convenient access to the village and beach. There is driveway parking for several cars as well as a double garage with electric up and over door, WC, separate workshop and undercroft storage.

Within a comfortable walk of the village centre and well positioned for easy access to the South West Coast path and wonderful sandy beaches and secluded coves, 25 Mead Lane is a wonderful opportunity to acquire a home in a highly desirable location.

SERVICES

Mains drainage, water and electricity. Oil central heating.

DIRECTIONS

From the A381 turn towards Thurlestone, follow this road to the village and turn first left into Court Park, go to the end and across the cattle grid onto The Mead. Mead Lane is the first road on the right and 25 is at the far end on the left.

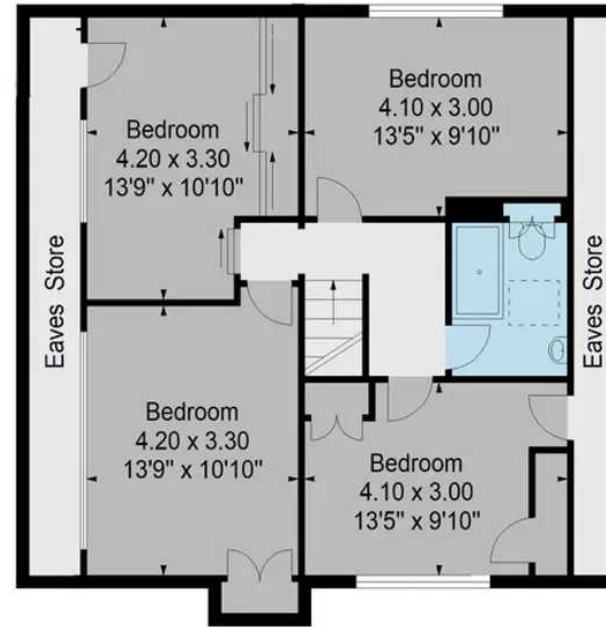




Approximate Gross Internal Area = 193.2 sqm / 2080 sq ft
 (Excluding Garage)
 Garage
 Approximate Gross Internal Area = 28.6 sqm / 307 sq ft
 Workshop
 Approximate Gross Internal Area = 15.8 sqm / 170 sq ft



Ground Floor



First Floor

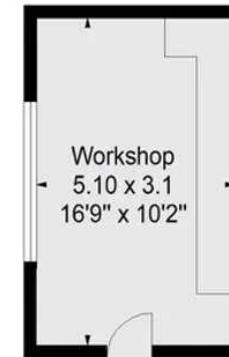


Illustration for identification purposes only,
 measurements are approximate, not to scale.

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.