



26 Court Park, Thurlestone

Guide Price £725,000

HARRIET
GEORGE



26 Court Park

Thurlestone, Kingsbridge

- Outstanding sea and countryside views
- Much sought after village
- South facing
- Popular residential area
- Walking distance of the village, golf club and beach
- Light and airy accommodation
- Newly landscaped low maintenance gardens
- Gate onto footpath provides easy access to the village
- Driveway parking
- Potential to holiday let

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. Its elevated position means it enjoys views of the sea, the coastline at Bolt Tail in Hope Cove and the lovely surrounding South Hams farmland and countryside. \

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



Located in a quiet residential area, Staddlestones enjoys wonderful panoramic sea and countryside views from its large picture windows. The accommodation is arranged over two floors with the ground floor comprising a sitting room, kitchen dining room, shower room, cloakroom and utility room. The garage has been split into two store rooms but the stud wall could easily be removed. On the first floor are three bedrooms and a recently installed family bathroom.

Outside, the gardens have been landscaped for ease of maintenance, a newly installed paved sun terrace at one side of the house takes full advantage of the glorious views. There is a level lawn at the front of the house and driveway parking for two cars in tandem.

The owners don't currently holiday let however they have rented the house successfully in the past and projections are available on request.

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, this is a wonderful opportunity to acquire a beautifully presented home in a highly desirable location.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Nest remote controlled heating thermostat.

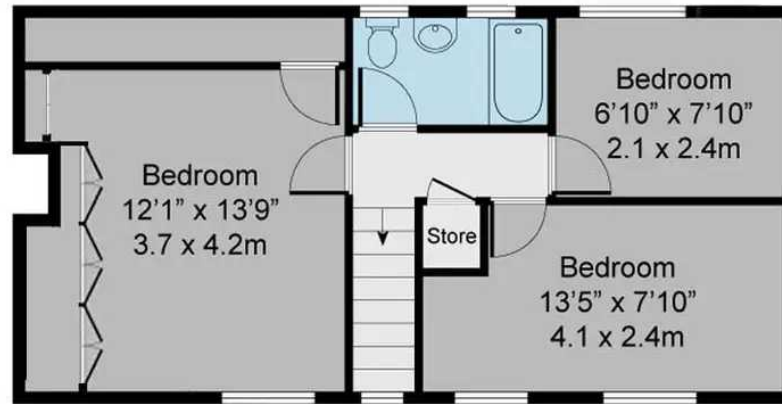
DIRECTIONS

On approaching the village of Thurlestone take the first turning left, signposted Kerse. Follow the road round to the right and take the first right hand turn signposted Court Park. Staddlestones will be found towards the end of the cul de sac on the right hand side.





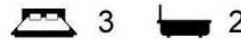
Approximate Gross Internal Area = 129 sqm / 1388 sq ft



1st Floor



Ground Floor



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

Harriet George Properties Limited

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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.