



Little Kernborough, Kernborough

Guide Price £1,450,000

HARRIET
GEORGE



Little Kernborough

Kernborough, Kingsbridge

- A wonderful family home
- Idyllic rural setting
- Spacious immaculate accommodation
- Beautifully planted gardens
- Paddock, woodland and stream
- Plenty of parking
- Two agricultural barns
- Kingsbridge Community College catchment area
- In all about 8 acres

Kernborough is a small hamlet, in an idyllic and rural part of the South Hams yet convenient to several, well-served local villages including Chillington which has a post office/shop and health centre and Stokenham, with its parish church, primary school and two highly-regarded pubs. The picturesque village of South Pool is just under 2 miles from the property and is known for its strong community spirit and the renowned Millbrook Inn, a fabulous award winning pub.

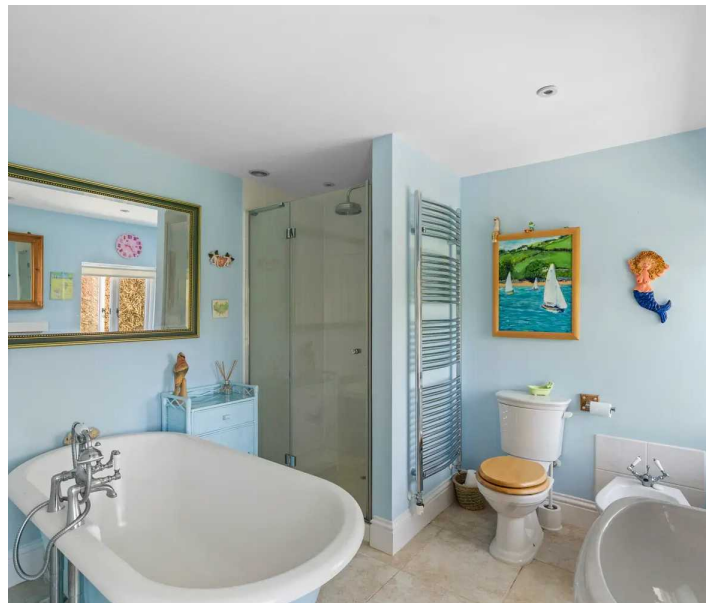
The house is equidistant to the waterside towns of Salcombe and Dartmouth. Kingsbridge, which offers extensive facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College, is just 5 miles away and the school bus stops at the end of the lane.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Little Kernborough was thoughtfully and sympathetically renovated and extended by the current owners about 17 years ago and offers wonderful family accommodation in a peaceful rural setting with glorious panoramic views across its own land. The major part of the farmhouse dates back to the 17th Century and retains many traditional features such as exposed ceiling beams and a fine fireplace.

The generous living accommodation on the ground floor comprises a country style kitchen with AGA and characterful sitting room with beams and wood burning stove. Three sets of doors open from the sitting room into the garden room which enjoys spectacular views to countryside beyond and leads out to a large paved sun terrace. There is also a study, utility room and guest cloakroom on this floor.

On the first floor are 4 bedrooms, two of which are en-suite and there is a family bathroom. The impressive principal bedroom is dual aspect with a vaulted ceiling and mezzanine, as well as a dressing area and en-suite bathroom with free-standing bath.

The gardens and grounds are an absolute delight and include an orchard with some 25 apple, pear and damson trees, lawns with planted borders, a wooded area and at the bottom of the land woodland paths meander along the stream. Adjacent to the garden is around 6.5 acres of pasture land which has separate vehicular access from the lane. Two spacious barns, accessed via a separate entrance from the road, offer excellent storage for boats, vehicles and a workshop. The hardstanding in front provides additional parking and there is an EV charging point.

This is a wonderful opportunity to acquire a characterful family home surrounded by established gardens and pasture land, combining rural tranquillity with the ability to easily access the South Devon coast.





Approximate Gross Internal Area = 232.6 sqm / 2504 sq ft
 Outbuilding
 Approximate Gross Outbuilding Internal Area = 297.9 sqm / 3207 sq ft



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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.