



# The Bolt Hole, Bolberry Road, Hope Cove

In Excess of £1,250,000

HARRIET  
GEORGE



# The Bolt Hole

Bolberry Road, Hope Cove, Kingsbridge

- Spectacular coastal views
- A short walk from the beach and slipway
- Flexible living accommodation
- Recently fitted kitchen
- Excellent storage
- Delightful gardens
- Double garage
- Newly installed boiler
- In all about 0.65 of an acre

Hope Cove is a charming old fishing village just around the corner from Salcombe and facing out into Bigbury Bay. The village boasts two sandy beaches from which a small craft can be launched with ease and is set amongst dramatic scenery created by the National Trust owned cliffs and headlands that can be accessed by the South Devon Coastal Path. Kingsbridge offers extensive shopping facilities including a health centre, small hospital and sports centre.

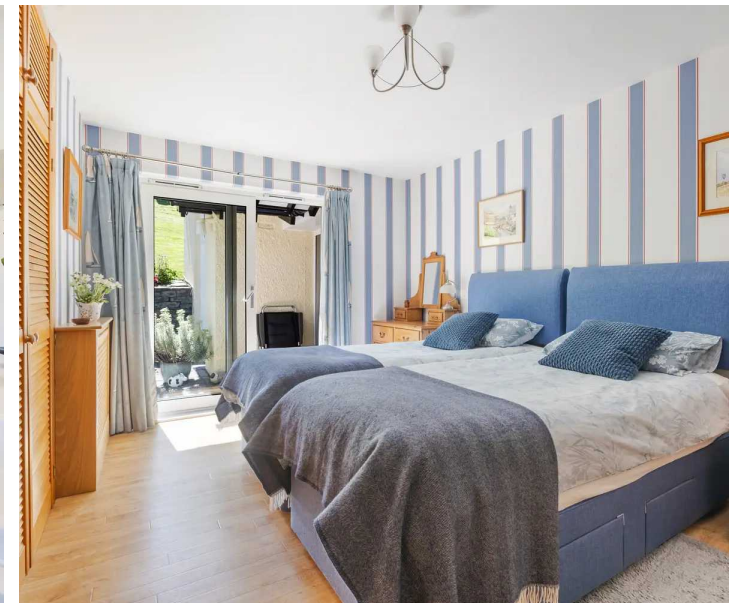
The neighbouring village is Thurlestone which has a 4 star hotel, together with pub, post office / general stores, church, spectacular 18 hole golf course and highly regarded primary school.

The Bolt Hole has an excellent and very pleasant position in Inner Hope, with far-reaching views to the west and a short walk from the sandy beach, slipway and coastal path.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E



This detached house has an elevated position on a generous plot at the edge of the village and the spacious accommodation has been designed to take full advantage of spectacularly beautiful views down the valley to the open sea and along the coast to Cornwall.

The current owners have significantly upgraded the house in the last few years, improvements include new kitchen, shower room, utility room, new boiler, hot water tank, radiators, plumbing, new oil tank, updated electrics, many new windows, as well as garden landscaping.

On the ground floor is a spacious entrance hall, generous utility room with access to expansive undercroft storage, two bedrooms, a family bathroom and two WC's.

The impressive sitting room on the first floor has a vaulted ceiling with superb views and sliding doors to the west facing paved terrace affording a spacious outdoor seating and dining area with full enjoyment of the magnificent sea views and wonderful for enjoying the sunsets. A modern fully fitted kitchen has space to dine, and sea and valley views. There is a snug with door to the rear garden and a generous south facing patio area. The dining room has sea views, and an adjoining shower room, since the previous owners had used this room as a master bedroom suite. There are also two bedrooms on this level with views over the rear garden, and a beautifully appointed shower room.

The gardens at the rear border National Trust land and offer wonderful privacy with glorious countryside views.

The property is approached via a sweeping gated driveway that provides parking for several vehicles and access to the double garage.

This is a wonderful opportunity to acquire a substantial home in the older part of the village, just a few hundred yards from a sandy beach and the South West Coast Path.







Total area: approx. 223.9 sq. metres (2409.5 sq. feet)

# 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.