



The Witterings, Woolston

Guide Price £1,500,000

HARRIET
GEORGE



The Witterings

Woolston, Kingsbridge

- Highly desirable location
- Far-reaching rural views
- Modern kitchen with AGA
- Excellent living accommodation
- Annex with holiday letting potential
- Superb garaging and storage
- Brand new boiler
- Solar panels
- Superfast broadband
- Additional 1.8 acre field by separate negotiation

Woolston is a small hamlet situated in a peaceful location approximately midway between Salcombe and Kingsbridge. Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the south west, with miles of sheltered water and fine sandy beaches on either side towards its mouth. The popular town has an excellent range of shops, pubs and restaurants.

Kingsbridge offers extensive shopping facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College. The bustling and thriving market town of Totnes is 15 miles away, from here there is a regular direct train service to London Paddington.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E



The Witterings, which dates back to the 1950's, is a substantial home which retains many traditional features such as Minster stone fireplaces, oak flooring and hardwood windows. The principal rooms face south and enjoy expansive views over the gardens and grounds to open countryside beyond.

The generous living accommodation on the ground floor comprises a spacious sitting room with open fire, dining room with French doors to a loggia with steps to the garden, study and guest cloakroom. A contemporary extension has been added off the kitchen and provides modern living space with an abundance of natural light and direct access to a paved sun terrace from the breakfast room and bedroom.

On the first floor are 3 bedrooms with views over the gardens. The principal bedroom has an en-suite bathroom and door to balcony with panoramic rural views.

In addition to the main house, a two storey cottage is perfect guest accommodation and has income potential if desired. As well as the original garage there is a substantial recently built garage block with showering facility that offers excellent storage, room for a number of vehicles and a workshop.

The gardens are an absolute delight, beautifully laid out with almost level lawns and planted borders. At the bottom of the garden a gate leads into the paddock which also has separate access from the road.

This is a wonderful opportunity to acquire a family home in one of the most sought-after locations in the South Hams.

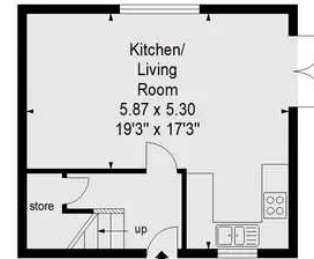
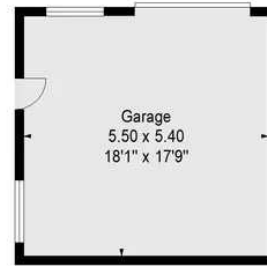
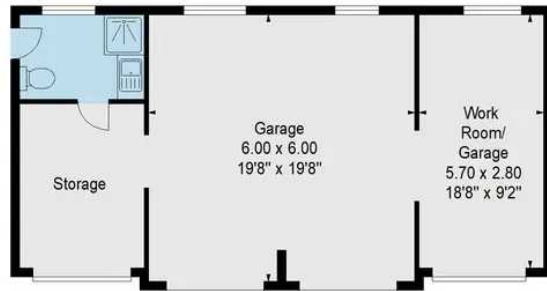
SERVICES

Mains water and electricity. Private drainage. Oil central heating. Solar panels.

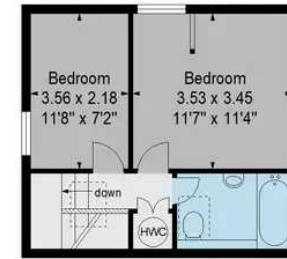




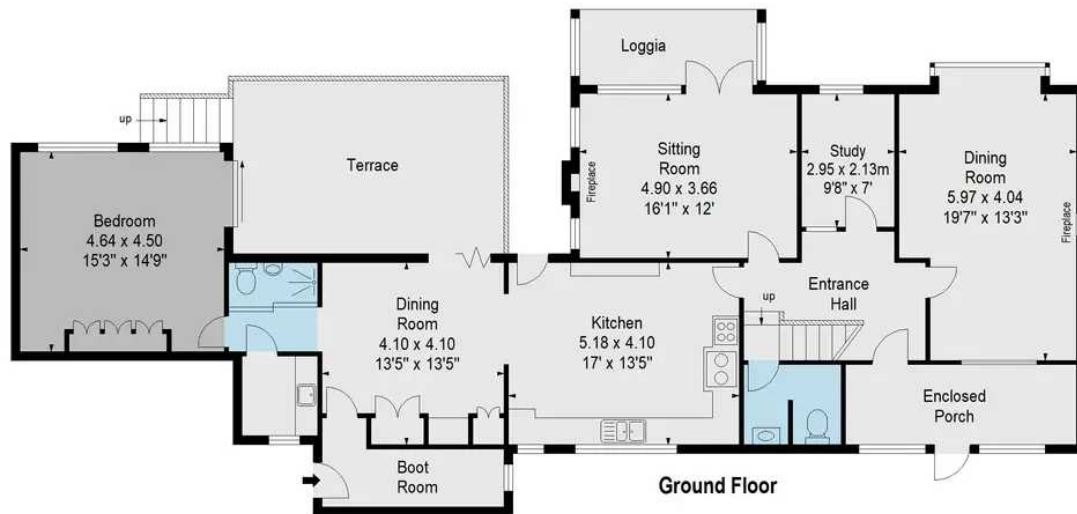
House
 Approximate Gross Internal Area = 226.2 sqm / 2435 sq ft
 Cottage Annex
 Approximate Gross Internal Area = 62.5 sqm / 673 sq ft



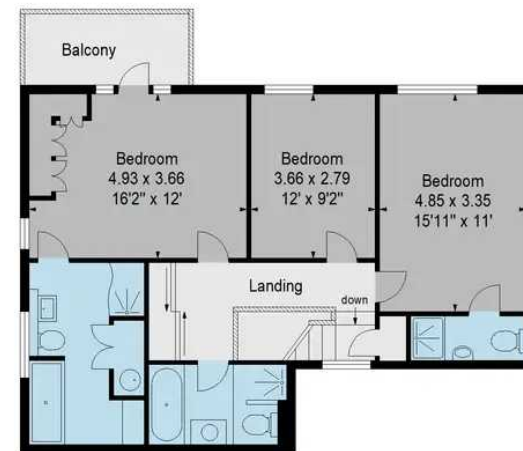
Ground Floor
 (Detached Cottage Annex)



First Floor
 (Detached Cottage Annex)



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.