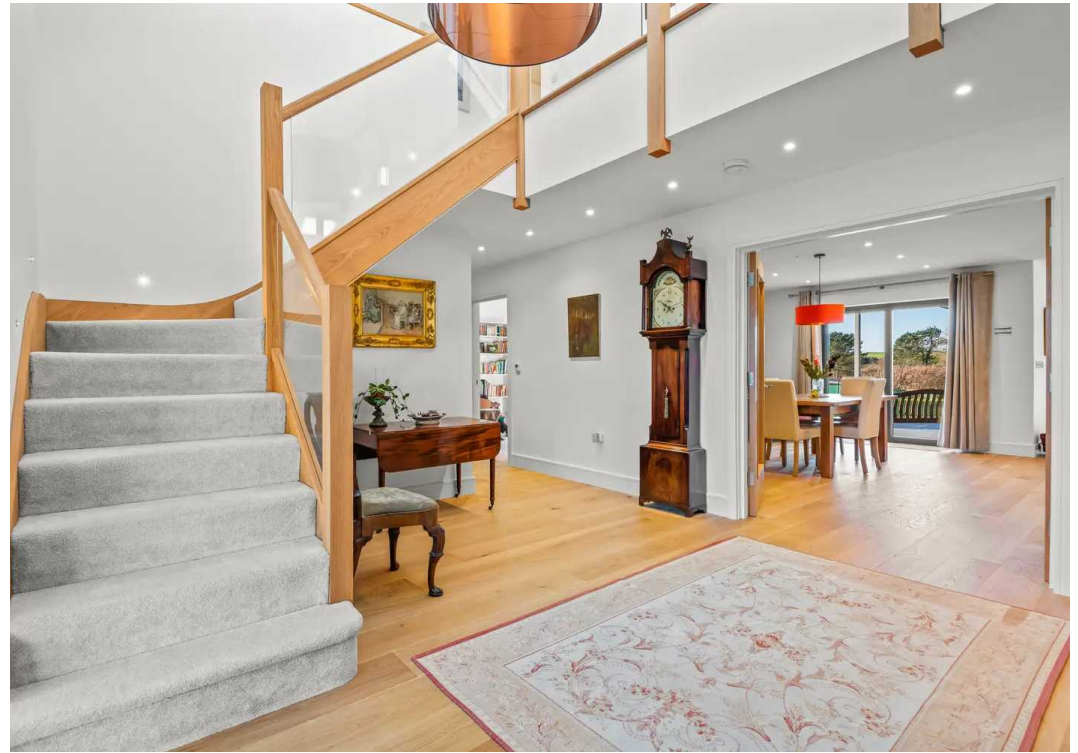




1 Whimbrels Edge, Thurlestone

Offers Over £1,500,000

HARRIET
GEORGE



1 Whimbrels Edge

Thurlestone, Kingsbridge

- Immaculate south west facing home
- "A" rated energy efficiency
- Wonderful countryside and sea views
- Walking distance of excellent amenities.
- Highly desirable village with strong community
- Spacious and flexible family accommodation
- Sitting area with wood burning stove
- Wonderful outside entertaining space
- Double garage and ample driveway parking
- Starlink broadband

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 with tennis courts. In addition there is a highly regarded primary school, village shop with post office, pub and church.

1 Whimbrels Edge occupies a generous plot on a no through road neighboured by other detached properties. The house enjoys glorious views over South Milton Ley and nature reserve towards the sea. 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.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A



Completed in 2023, 1 Whimbrels Edge is a fabulous home with an abundance of natural light and accommodation extending to around 3300 sq ft.

The impressive and spacious entrance hall with vaulted ceiling forms an axis off which the ground floor accommodation flows. The L-shaped kitchen living room has two sets of sliding windows to the large ceramic paved terrace, perfect for entertaining. There is a high specification Scavolini kitchen with integrated appliances, utility room, ground floor bedroom / study with shower room adjacent, plant room and integrated double garage - all of which make for practical beachside living.

On the first floor is a fabulous master suite with balcony and wonderful coastal views. There are three further double bedrooms, two of which are en-suite and the third is served by a family bathroom. There is a study area on the landing and access to another large multi-purpose room which is currently used as a studio.

The level low maintenance gardens wrap around the house and enjoy views across the nature reserve towards the sea. In addition to the double garage there is driveway parking for a number of cars.

This energy efficient home benefits from triple glazing, an air source heat pump provides underfloor heating throughout, there are 8 kwh of solar panels, heat recovery ventilation (MVHR) and an EV charging point.

1 Whimbrels Edge has been built to an excellent standard with the focus being on sustainability. The house has a clean title, and as such, is suitable as a permanent or second home with holiday letting potential and rental projections are available on request.





Approximate Gross Internal Area = 305.3 sqm / 3287 sq ft
 (Excluding Garage)
 Garage
 Approximate Gross Internal Area = 35.7 sqm / 385 sq ft
 Total Area
 Approximate Gross Internal Area = 341.1 sqm / 3672 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.