



## The Shippen, West Alvington

Guide Price £850,000

HARRIET  
GEORGE



# The Shippen

West Alvington, Kingsbridge

- Stylish home in a convenient location
- Panoramic rural views
- Charming characterful features
- Kitchen dining room with AGA
- Sitting room with wood burning stove
- Landscaped gardens and paddock
- Excellent outdoor entertaining space
- Gated driveway parking
- Solar panels and EV charging point
- Walking distance to Kingsbridge

The Shippen is situated on the outskirts of the village of West Alvington which has a lovely community, Church, primary school and pub.

Kingsbridge, just a mile away, offers extensive shopping and facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College; a footpath adjacent to the property makes the town safely accessible on foot.

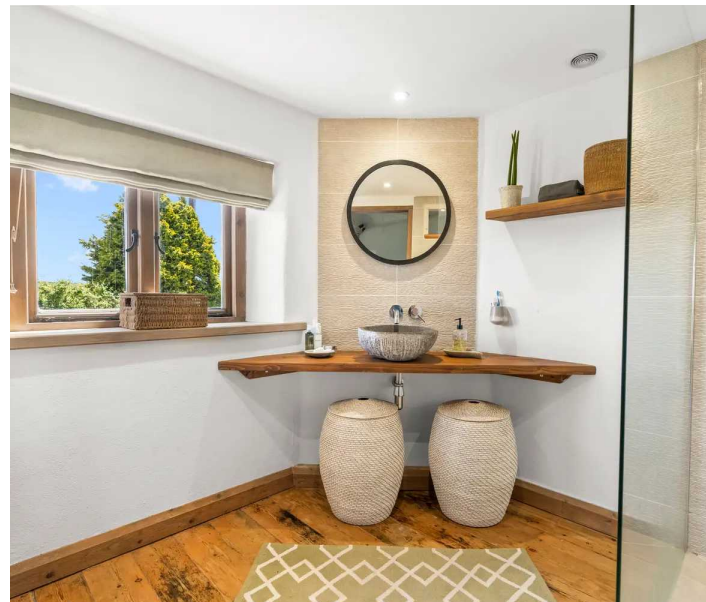
The area is famous for its favoured climate, beautiful scenery and good access to the South Devon coastline. Salcombe, just four miles away offers wonderful opportunities for sailing and sea fishing. There are good beaches and an excellent golf course at Thurlestone about three miles away.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



This well presented property offers flexible and characterful accommodation, the majority of which is on the ground floor with numerous doors connecting the house to the gardens. There is a spacious kitchen dining room with vaulted ceiling, exposed beams and 4 oven electric AGA; a raised snug has space for a sofa making this an extremely sociable area to cook, dine and relax. At this end of the house is a double bedroom and utility room with access to the store room. The sitting room has a wood burning stove and full width window with sliding doors to the decked courtyard enclosed by a stone wall. There are an additional two bedrooms on this floor, an office and shower room.

The generous principal bedroom with en-suite shower room is on the first floor and enjoys glorious countryside views as well as views across the grounds from the Juliet balcony.

Beautifully landscaped gardens are enclosed and private with glorious views across the adjoining open countryside. There are paved and decked sun terraces with raised planters, a hot tub sits under a pergola and the lawn opens onto the level paddock. The gated driveway provides parking for a number of vehicles and there is a useful store room.

If you are looking to be close to the sea but not remote with amenities on your doorstep, The Shippen offers everything you could wish for.

### **SERVICES**

Mains water and electricity. Gas central heating. Private drainage.

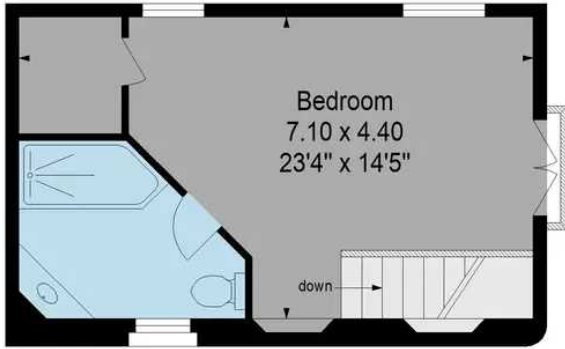
### **DIRECTIONS**

From the Quay in Kingsbridge take the A381 to Salcombe. Continue through the village of West Alvington and having passed Vicarage Lane on the left, The Shippen is the next property on the right.

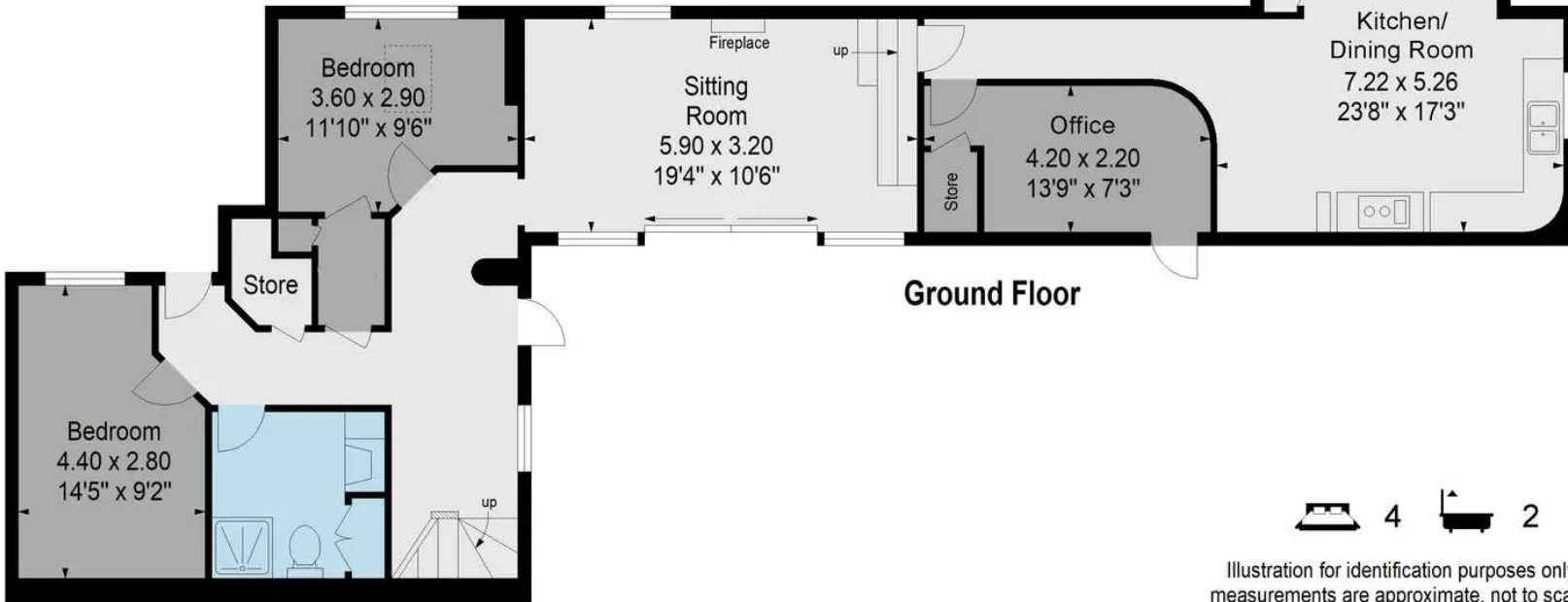
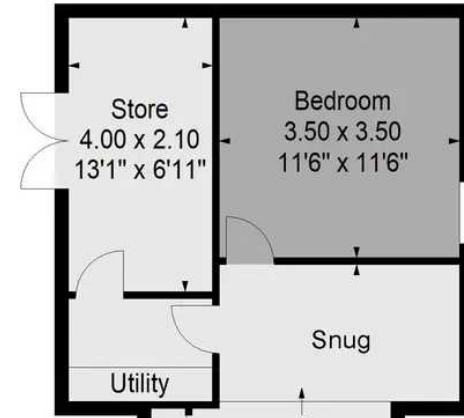




Approximate Gross Internal Area = 168.94 sqm / 1819 sq ft



First Floor



Ground 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.