



Coombe Waters, Harleston

Guide Price £1,750,000

HARRIET  
GEORGE



# Coombe Waters

Harleston, Kingsbridge

- Stylish contemporary home in idyllic setting
- Far-reaching rural and sea views
- Convenient location - 10 minutes to Kingsbridge and beach
- High quality fixtures and fittings
- Neptune kitchen
- 35' x 19' Outdoor pool heated by ASHP
- Extensive gated driveway parking
- Superb garaging and storage
- In all about 5000 sq ft and 3.5 acres

Tucked away in the South Hams countryside is the quiet rural hamlet of Harleston. The closest villages are Sherford and Chillington, both of which have strong communities, villages halls and churches. Chillington has excellent amenities including a pub, post office/general store and health centre.

The house is just over 4 miles from Kingsbridge which offers extensive shopping facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



Occupying a commanding position, in a beautiful tranquil setting, Coombe Waters is a substantial and impressive home which has been renovated with great thought and attention to detail by the current owners. The quality of the fixtures and fittings is exceptional throughout.

The overriding focus throughout the house is of generosity, light and space. The principal rooms face south west and enjoy views across the gardens down the beautiful valley to the sea beyond. Leading off the large entrance hall, the extensive living accommodation comprises a sitting room with wood burning stove and sliding doors to the paved terrace, dining room with panelled barrel ceiling, beautifully appointed Neptune kitchen and at the rear a garden room with wood burning stove and views across the rear garden affording afternoon and evening sun.

In all there are 5 bedrooms, the impressive principal suite has a dressing room and step up to an en-suite bathroom with free standing Nickel bath, twin marble vanity unit and separate shower.

On the ground floor is a large double garage, utility room, two games rooms, a WC and store room. There is also a second garage accessed independently and car port.

The gardens and grounds are an absolute delight, mainly laid to lawn with areas to sit and enjoy the spectacular views. The outdoor swimming pool is heated by an air source heat pump and has a pool / changing room. An adjoining paddock extends to about 1.75 acres and has separate vehicular access.

## **SERVICES**

Mains water and electricity. Private drainage and oil fired central heating.

## **DIRECTIONS**

What3Words - march.crib.exits





Approximate Gross Internal Area = 468 sqm / 5038 sq ft  
(Including Garage)



# 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.