



3a Landpath, Thurlestone

Guide Price £695,000

HARRIET
GEORGE

3a Landpath

Thurlestone, Kingsbridge

A semi-detached house with wonderful sea views, double garage, parking and delightful mature garden.

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 cliff top golf course. In addition there is a highly regarded primary school, village shop with post office, pub and church.

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.

The closest town is Kingsbridge which offers extensive shopping and facilities including a health centre, small hospital and sports centre.

The popular sailing and holiday town of Salcombe is approximately 6 miles away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



3 Landpath was built in the early 1900's in the Arts and Crafts style and it is said that the architect, Mr F Harrild, was of the Lutyens School. Originally thatched, the house has been extended and sub-divided over the years, yet still retains much of the charm and character of its original era.

This much loved family home occupies a generous plot in a quiet tucked away position. From its elevated setting the house enjoys views of the sea, the coastline at Bolt Tail in Hope Cove and the lovely surrounding South Hams farmland and countryside.

On the ground floor is a spacious sitting room with brick-built inglenook fireplace, dining room with sliding doors to the garden room, kitchen, utility room and shower room. There are three bedrooms off the spacious landing on the first floor and a substantial family bathroom with separate shower cubicle.

The house overlooks its large level lawned garden bordered with mature hedging and established shrubs. There is parking in front of the garage for two cars and a nearby shared private gate provides a convenient and level short cut to the village centre.

SERVICES

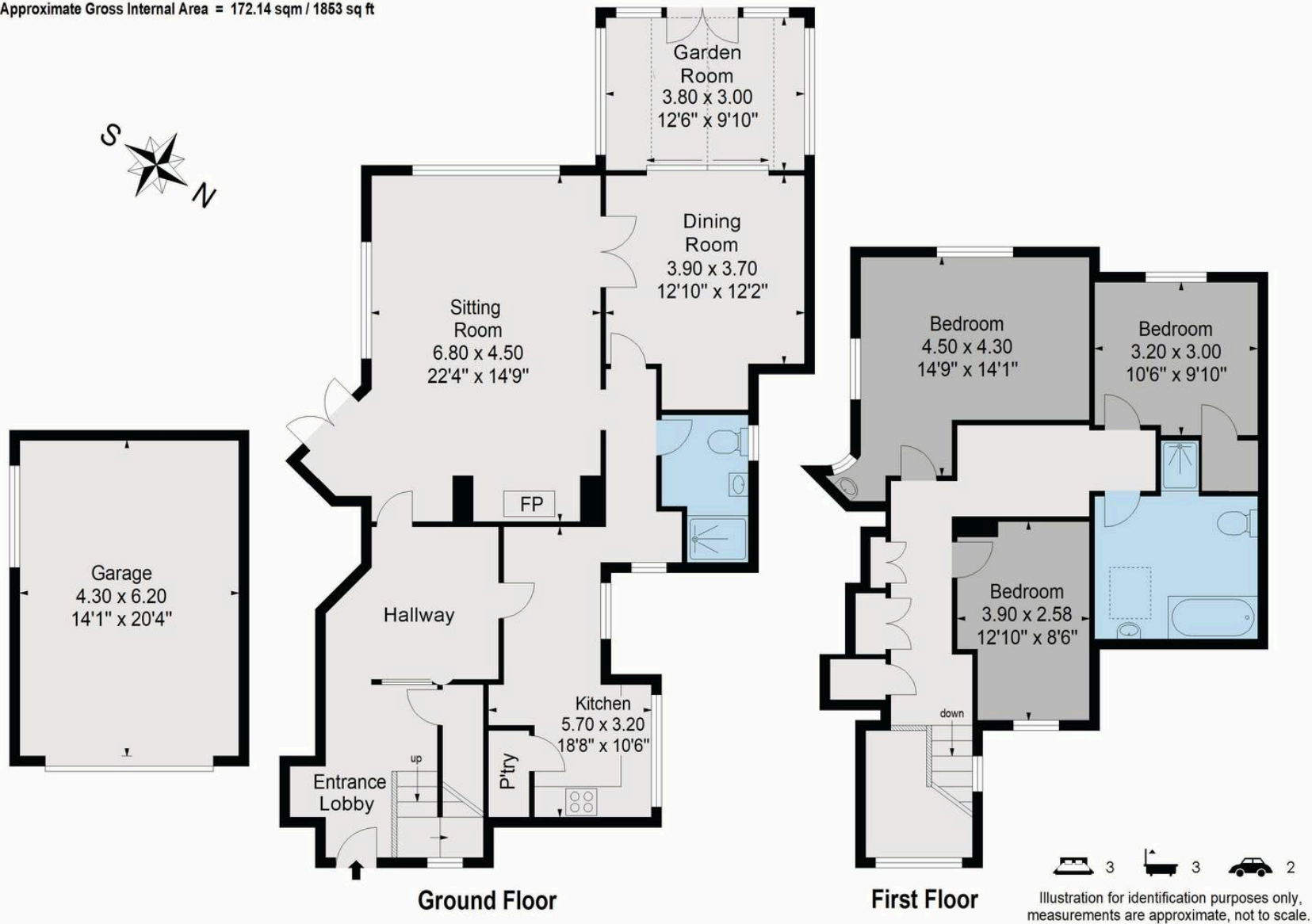
Mains water, drainage and electricity. Oil fired central heating.

DIRECTIONS

From the A381 turn towards Thurlestone, follow this road to the village and turn first left into Court Park, go to the end and across the cattle grid onto The Mead. Take the first right signposted Landpath & Rectory Gardens, turn right onto Landpath and Number 3a will be found towards the end of the cul-de-sac on the left hand side.



Approximate Gross Internal Area = 172.14 sqm / 1853 sq ft



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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.