



Broadsands, Ilbert Road, Thurlestone

Offers Over £4,000,000

HARRIET
GEORGE



Broadsands, Ilbert Road

Thurlestone, Kingsbridge

- South facing
- Panoramic coastal and rural views
- Highly desirable village with strong community
- A short walk from magnificent beaches
- Meticulous attention to detail
- High quality fixtures and fittings
- Beautifully fitted kitchen with 4 oven Aga
- Wonderful outside entertaining space
- Electric gated driveway and double garage
- 2 EV charging points

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

Broadsands occupies a superb position on the prestigious Yarmer Estate which is regarded as one of the most sought-after addresses in the South Hams. The house is within walking distance of the village amenities, a number of spectacular beaches and the South West Coast Path.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Broadsands is a spectacular contemporary house that has been thoughtfully reconfigured and extended to exacting and high standards. The overriding focus throughout the house is of generosity, space and light.

The accommodation on the ground floor is extensive with a series of doors from all the main living areas opening onto the south facing paved terrace that runs the full width of the house and enjoys views across the level lawn and golf course to the sea. The designer kitchen is extremely well equipped and includes a 4 oven Aga and American fridge/freezer and dishwasher. The living room has a log effect fire and a concealed remote control door to one side opens into the study with beautifully fitted bespoke cabinetry. In addition there is a second kitchen, utility room, cloakroom, cinema room and guest bedroom suite on this floor.

A sweeping staircase from the impressive entrance hall leads up to the galleried landing on the first floor off which there are four en-suite bedrooms. The principal bedroom has a stunning en-suite bathroom and a dressing room to the rear; the dual aspect views are stunning.

Wide steps lead from the terrace down to the landscaped gardens which are beautifully planted and established. There is a large, thatched garden pavilion with BBQ terrace, and a gate at the bottom of the garden leads directly to the golf course and beach.

A large gated driveway, provides parking for several vehicles, and the double garage has an adjoining workshop/plant room, boot room and cloakroom. There is space within the grounds to land a helicopter.

SERVICES

Mains water, drainage and electricity.







Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

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.