



3 Trenemans, Thurlestone

Offers Over £1,750,000

HARRIET  
GEORGE







### 3 Trenemans

Thurlestone, Kingsbridge

- Immaculate south facing energy efficient home
- A short walk from the beach, pub and golf club
- Generous, contemporary family accommodation
- Spacious entrance hall with galleried landing
- Fabulous kitchen with vaulted ceiling
- Sitting room with wood burning stove
- Sympathetically landscaped gardens
- Large integral quadruple garage
- Gated driveway with ample parking
- Solar panels and Tesla battery

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

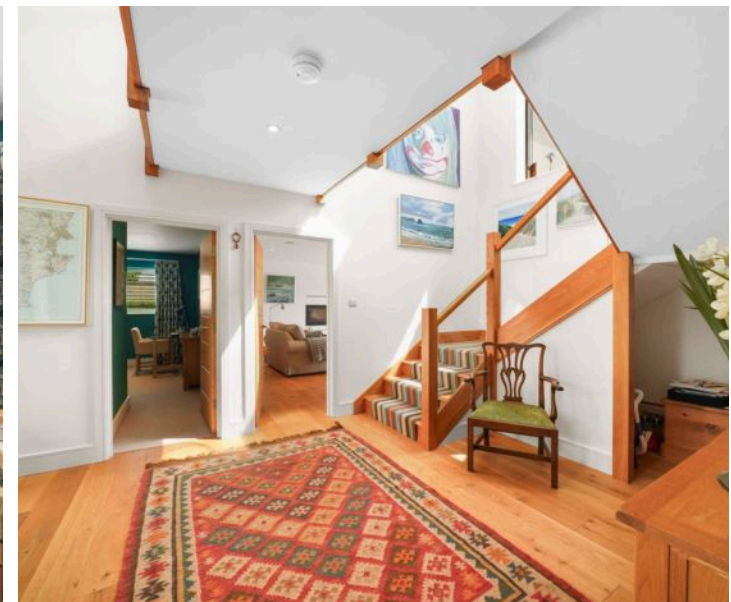
The closest town is Kingsbridge which offers extensive shopping and facilities including a health centre, small hospital and sports centre. The popular sailing and holiday town of Salcombe is approximately 6 miles away.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Trenemans is a small exclusive development of just eight houses designed by award-winning Architects, The Harrison Sutton Partnership, and completed about 6 years ago. The energy efficient homes benefit from air source heating which provides underfloor heating throughout, heat recovery ventilation (MVHR) and triple glazed windows.

3 Trenemans has an abundance of natural light and accommodation extending to in excess of 3000 sq ft. On the ground floor bi-fold doors link the spacious kitchen and living areas to the beautifully landscaped garden, perfect for entertaining. There is a high specification Scavolini kitchen with Neff appliances, generous entrance hall, utility room, boot room and integrated quadruple garage - all of which make for practical beachside living. There is the option to have a ground floor en-suite bedroom (currently used as a study).

The first floor galleried landing is a real feature of the house and on this level there is a principal suite with sea views and three further double bedrooms, one of which is en-suite and the other two share an adjacent family bathroom.

The exquisite gardens merge seamlessly with the adjoining meadow which is a haven for wildlife and birds. There is driveway parking for numerous cars and access to a garage which extends to over 800 sq ft.

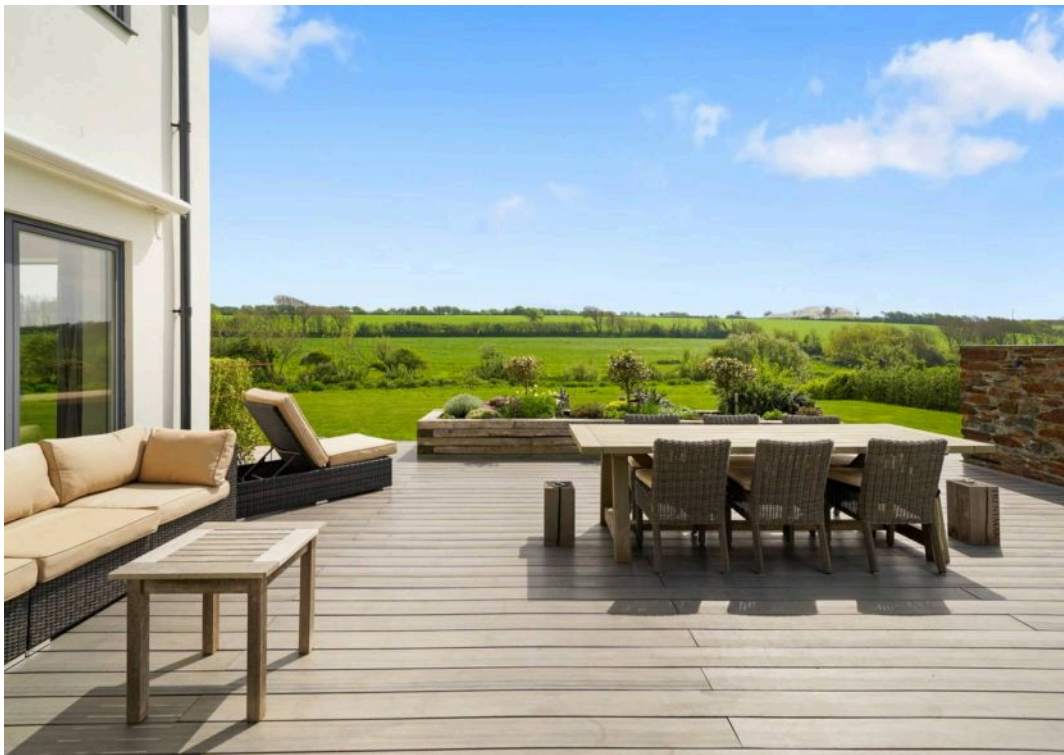
Occupying the largest plot on the development, this is a wonderfully stylish home in a much sought-after location and viewing is highly recommended.

### SERVICES

Mains water and drainage. Air source heat pump.  
Underfloor heating. Heat Recovery (MVHR)









Ground Floor



First Floor

Approximate Gross Internal Area = 286.0 sqm / 3078 sq ft  
(Excluding Garage)  
Garage  
Approximate Gross Internal Area = 77.0 sqm / 829 sq ft



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.