



The Fairway, Warren Road, Thurlestone

Guide Price £2,500,000

HARRIET
GEORGE



The Fairway

Warren Road, Thurlestone, Kingsbridge

- On the prestigious Yarmer Estate
- Well presented home with a southerly aspect
- Few minutes walk to the beach and golf club
- Modern kitchen with AGA
- Spectacular sea and rural views
- Excellent storage
- Expansive lawned gardens
- Double garage
- Off road parking for a number of vehicles
- Opportunity to build cottage in garden if desired

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. The Fairway occupies a generous plot which extends to over half an acre on the highly desirable Yarmer Estate.

The house is conveniently located just a few minutes walk from a number of spectacular beaches, the golf course and South West Coast Path.

Council Tax band: G

Tenure: Freehold



This much-loved family home has been in the same ownership for 40 years and has spacious, flexible accommodation. Built in the 1930's, the current owners have extended the house to suit modern living whilst retaining much of the charm and character of its original era. There are lovely views across the golf course and out to sea from all the principal rooms.

On the ground floor is a spacious panelled entrance hall, modern kitchen dining room with walk-in pantry and large conservatory with access to the garden. The drawing and dining room are full of character with original panelling, ceiling beams, ornate brick fireplaces and bay window seats overlooking the garden. Sliding doors from the drawing room open onto the sun room. In addition there is a cloakroom, sitting room and utility room with access to the garage on this level.

There are five bedrooms on the first floor. The main bedroom has an en-suite bathroom, two share a Jack and Jill shower room and there is a family bathroom. The two rear bedrooms have original fireplaces and views of the sea, golf course, the iconic Thurlestone Rock and round to the coastline at Bolt Tail in Hope Cove.

The house stands in the centre of its expansive gardens with gently sloping lawns, mature shrubs and colourful flower beds. The Title deeds allow for a cottage to be built in the garden, subject to any necessary consents. There is space to park a number of vehicles on the driveway and access to the double garage. At the bottom of the garden a gate leads onto Ilbert Road and opposite is a footpath to the golf course and beach.

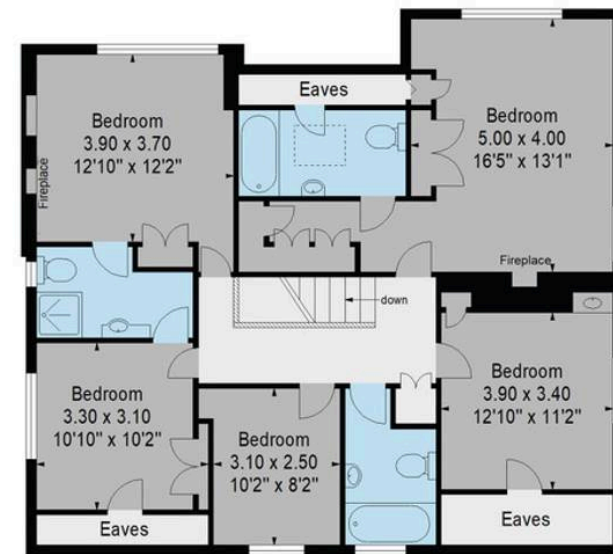
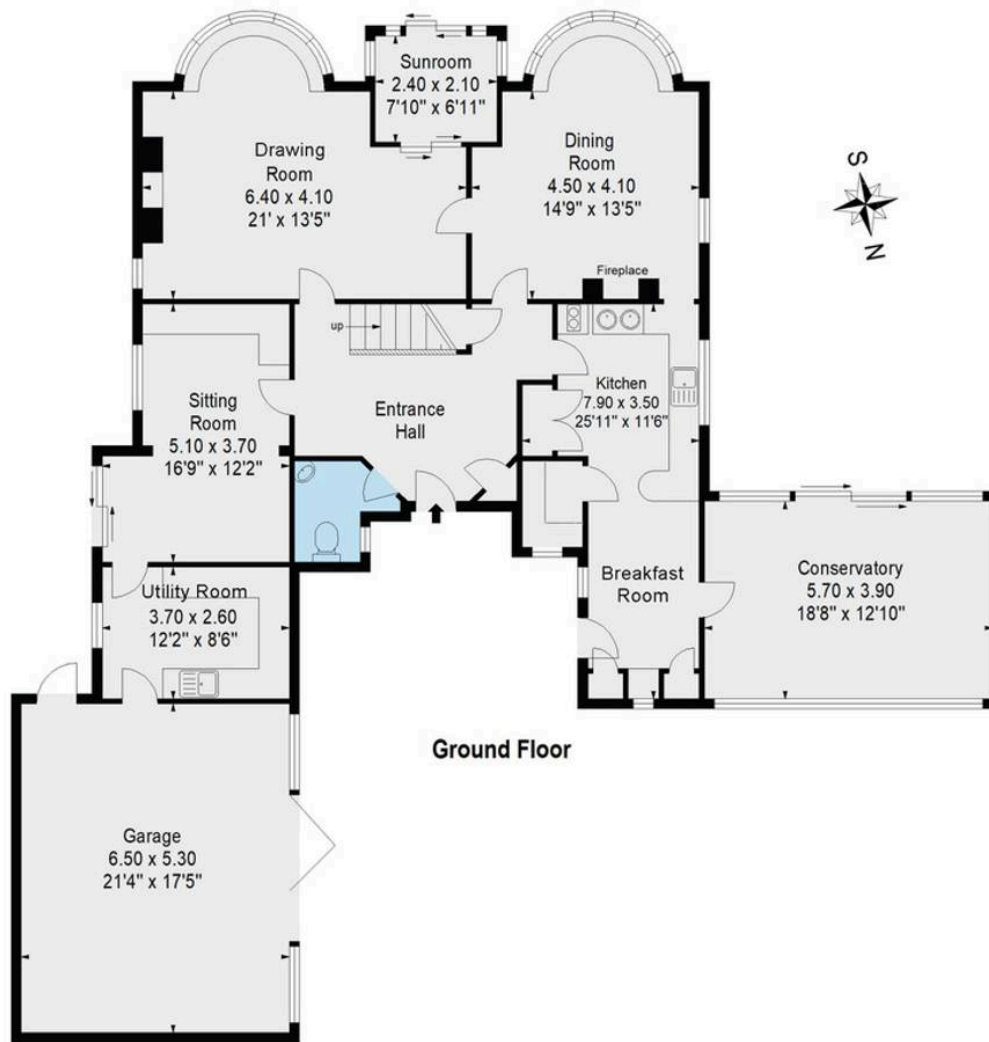
SERVICES

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





Approximate Gross Internal Area = 286.5 sqm / 3084 sq ft
(Including Garage/ Conservatory)



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Illustration for identification purposes only,
measurements are approximate, not to scale.

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