



Park House, Kingsbridge

Guide Price £4,500,000

HARRIET
GEORGE



Park House

Kingsbridge

- Wonderful estuary and countryside views
- Walking distance of Kingsbridge
- Private and peaceful location
- Extensive foreshore, running mooring and slipway
- Meticulous attention to detail
- High quality fixtures and fittings
- Electric gated driveway
- Double garage and ample parking
- Delightful country gardens
- Around 9 acres of fenced paddocks

Kingsbridge is a picturesque market town located at the head of the Salcombe estuary with excellent boating and sailing facilities within the sheltered estuary waters. The thriving town has a friendly and active community with excellent facilities including a high street with many independent shops and cafes, leisure centre, health centre, cinema and the highly rated Kingsbridge Community College. Kingsbridge is an excellent base to enjoy the exceptional coastline and local beaches and the peaceful Devon countryside, as well as being close to other popular towns such as Dartmouth, Totnes and Salcombe.

Park House is conveniently positioned about a mile outside the town in an Area of Outstanding Natural Beauty and Coastal Preservation Area. The house is located off the old coach road linking Kingsbridge with Salcombe which makes the popular sailing town, which is just 4 miles away, easily accessible by car, foot or bike.

Council Tax band: G

Tenure: Freehold



Occupying an elevated position on the edge of Kingsbridge, Park House is a thoughtfully designed and stylish contemporary home that nestles comfortably in its bucolic setting whilst taking full advantage of the breathtaking views.

Re-developed by the current owner, and completed about 14 years ago, the quality of construction and fixtures and fittings is exceptional and includes a Delabole slate roof, bespoke joinery and Mandarin Stone tiling throughout.

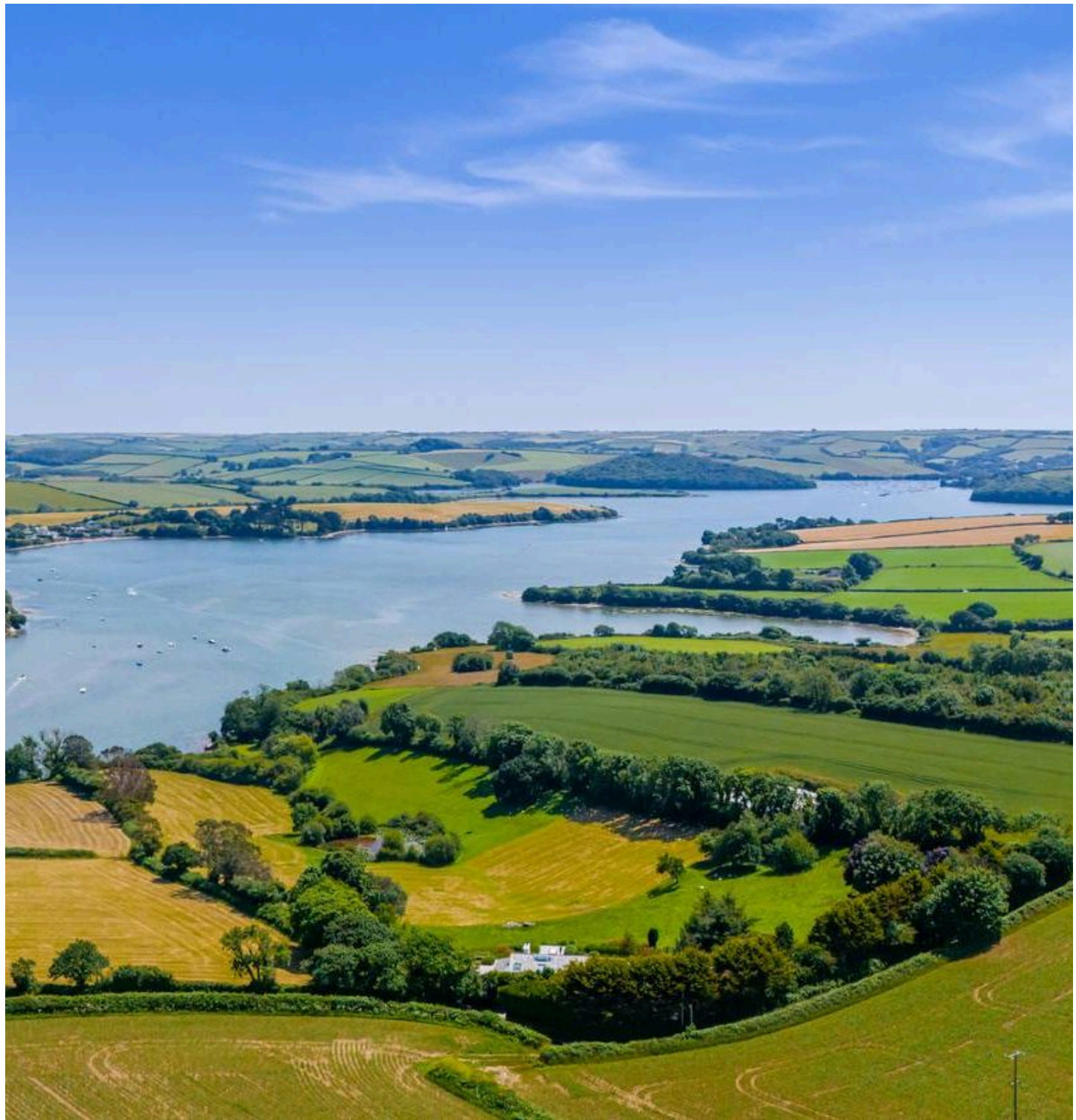
The ground floor accommodation is extensive with expansive glazing and access from all the main living areas onto the paved terrace that wraps around the house and seamlessly links the inside with the views across the grounds to the estuary beyond. The handmade kitchen has a vaulted ceiling and bespoke units fitted with integrated appliances and walk-in pantry. The living room has a fine fireplace with log effect fire and beyond is the principal bedroom with en-suite shower room. In addition there is a sitting room, two en-suite bedrooms, a utility room, boiler room and office which overlooks the sheltered inner courtyard that enjoys the afternoon sun.

On the first floor is a galleried landing off which there are two further bedrooms, a shower room and snug with steps up to a roof terrace.

The grounds at Park House are a significant part of what makes this property so special. Ornamental grasses frame the peninsula terrace offering seclusion and privacy. The land slopes away from the house and beyond the gardens are fenced paddocks which extend to about 9 acres with two large ponds. A gate at the bottom provides direct water access via a slipway with running mooring and there is also a jetty.

The driveway sweeps down to the house where there is ample parking and access to the double garage.

In all, Park House offer the opportunity of a lifestyle in a high quality house in one of the most sought-after locations in the South Hams.





Approximate Gross Internal Area = 399.2 sqm / 4297 sq ft
(Excluding Garage)



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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.