



Amberwood, Galmpton

Guide Price £1,150,000

HARRIET
GEORGE



Amberwood

Galmpton, Kingsbridge

- Enchanting Grade II Listed cottage
- Sea views
- Flexible living accommodation
- Treyone bespoke kitchen with AGA
- Drawing room with wood burning stove
- South facing garden room with underfloor heating
- Delightful country gardens
- Ample driveway parking
- Double garage with loft storage
- Re-thatched in 2018

The pretty village of Galmpton with its strong and active community lies amidst beautiful rolling South Devon countryside. A mile away is the charming old fishing village of Hope Cove set among dramatic scenery created by the National Trust owned cliffs and headlands that can be accessed by the South Devon Coastal Path. Hope Cove benefits from a number of excellent places to eat, a shop with post office and boasts two sandy beaches from which a small craft can be launched with ease.

In the other direction is the village of Malborough which has a church, two pubs, a petrol station/convenience store and a primary school. Thurlestone with its spectacular 18-hole cliff top golf course is also within easy reach and located just five miles away is Kingsbridge with its multiple amenities, the commercial and shopping heart of the area.

Salcombe, arguably one of the most sought after waterfront locations in the UK with an uncommonly temperate climate and golden beaches is just four miles from Amberwood. With its numerous sandy beaches, coves and sheltered anchorages, it is perfect for dinghy sailing, water sports, boating and long walks along the beautiful coastline. This popular town also has an excellent range of boutique shops, pubs and restaurants.



Amberwood is a charming cottage that stands in peaceful and secluded gardens set well back from the road. The cottage has been sympathetically and stylishly modernised, enhancing the wealth of original period features.

The generous and extensive living accommodation on the ground floor comprises a drawing room with exposed ceiling beams and inglenook fireplace with wood burning stove; an adjacent sitting room has attractive arches with carved and painted timber posts. The handmade kitchen has an oil fired AGA and ancient door with steps up to a paved sun terrace; off the kitchen is a generous utility room with shower room and WC. A spacious dual aspect room with views over the garden is currently an office but has in the past been used as a bedroom and dining room. A real feature of the ground floor is the recently built garden room with underfloor heating and French doors to a delightful level lawn enclosed by an historic stone wall.

On the first floor are 4 bedrooms, a shower room and an en-suite bathroom. The principal bedroom has westerly views to the sea and an unusually large en-suite with fitted cupboards.

The cottage is approached via a long driveway which leads to a parking and turning area with ample space for several cars and a detached garage with loft storage.

The grounds at Amberwood are an absolute delight, well screened and sheltered with level lawns on the south side surrounded by well stocked borders with shrubs and specimen trees. A further good sized area of garden lies between the house and the road and here there is another area of lawn with fruit trees and ornamental trees, vegetable beds and a potting shed.

SERVICES

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

DIRECTIONS

What3Words - inert.proper.anchorman





Approximate Gross Internal Area = 239.6 sqm / 2579 sq ft
(Excluding Garage)

Garage

Approximate Gross Internal Area = 33.44 sqm / 360 sq ft



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

Harriet George Properties Limited

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

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

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