



Sea Haze, Torcross

Guide Price £950,000

HARRIET
GEORGE

Sea Haze

Torcross, Kingsbridge

A wonderful, detached home occupying a commanding position with spectacular views over Slapton Ley and out to sea.

The coastal village of Torcross is a designated Area of Outstanding Natural Beauty and sits at the southern end of the 3 mile long Slapton Sands beach. The village benefits from a pub as well as a few beachside cafes/restaurants. Stokeley Farm Shop with café, butcher, delicatessen and a lovely selection of pop-up shops is located just outside the village.

The heart of the village wraps around the tip of Slapton Ley, the largest natural lake in South West England and the nature reserve beyond is listed as a Site of Special Scientific Interest with its abundant fauna, flora and bird life and offers many trails and walks. The village also offers direct access to the South West Coast Path.

The neighbouring village of Stokenham offers a highly regarded primary school, while the secondary school is slightly further afield in the popular market town of Kingsbridge.

Dartmouth, home to the Britannia Royal Naval College and the mouth of the River Dart is about 7 miles away. There is a regular bus route running through the village between Dartmouth and Kingsbridge.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Overlooking Slapton Ley, the largest freshwater lake in the South West, Sea Haze occupies a generous plot on the outskirts of the coastal village of Torcross. Its elevated position ensures exquisite views over the Ley, as well as Start Bay, and out to sea, with the rolling South Hams' countryside beyond.

Arranged over two floors, the accommodation is bright and spacious and makes the most of the spectacular views from all of the principal rooms.

The bespoke handmade kitchen has a range of integrated appliances including a double oven, induction hob, dishwasher, fridge and freezer. The generous L-shaped, living / dining room with wood burning stove leads into a fabulous sun room with French doors to the south facing terrace. There is also a utility / boot room with space for an American-style fridge-freezer, washing machine and tumble dryer, two double bedrooms with built-in furniture and a family bathroom on this floor.

The first floor landing has a study area and leads to two en-suite double bedrooms; both have lovely dormer windows to maximise the views, custom-made cabinetry and eaves storage.

Approached over a private road, Sea Haze sits in generous grounds with a number of paved terraces that provide wonderful seating areas from which to enjoy the views. The gardens beyond are laid to lawn with well planted beds and borders. Steps meander down through the gardens to a private, pedestrian access on to the road providing a short cut to the village. At the front of the house is driveway parking for a number of vehicles. There is a detached double garage which has Planning Consent to replace and enlarge to create ancillary accommodation/studio or apartment above. (Planning Ref: 4055/23/HHO).

SERVICES

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

DIRECTIONS

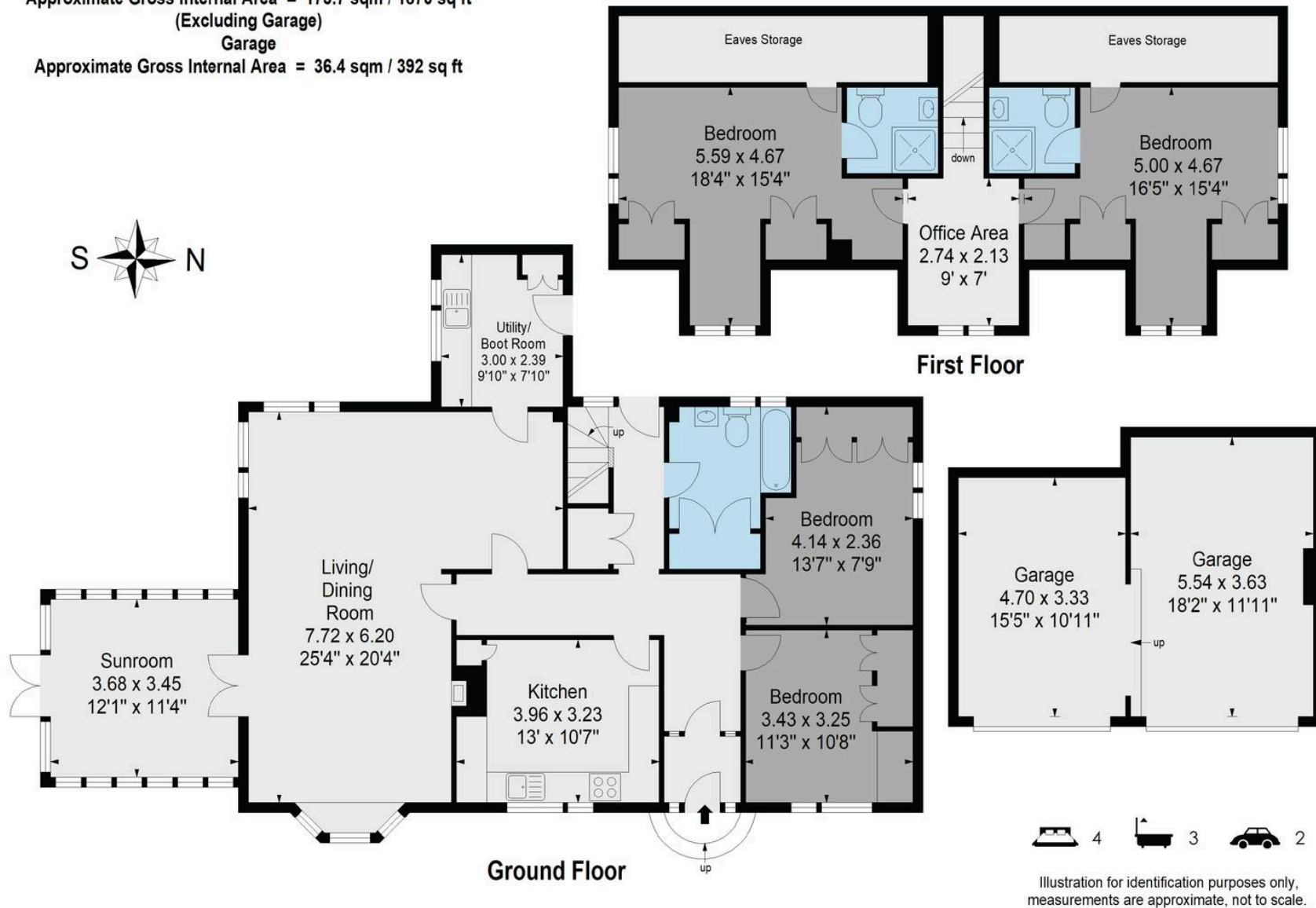
What3Words - lined.refusals.change



Approximate Gross Internal Area = 173.7 sqm / 1870 sq ft
(Excluding Garage)

Garage

Approximate Gross Internal Area = 36.4 sqm / 392 sq ft



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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.