



## Three Arches, West Buckland

Guide Price £895,000

HARRIET  
GEORGE



# Three Arches

## West Buckland, Kingsbridge

- Much sought-after location
- Easily accessible to Bantham Beach, shop and pub
- Kitchen with range cooker and American style fridge freezer
- Sitting room with wood burning stove
- Heated linen cupboard
- ATMOS ventilation system
- Excellent undercroft storage
- Colourful garden with expansive level lawn
- Parking for 3 vehicles and space for a boat
- Detached garage with an abundance of sockets

West Buckland is an unspoilt large hamlet located just inland from the coast and enjoying peace and tranquillity, being away from main road traffic and set within a valley which is protected from the prevailing wind. Nearby are the better known coastal villages of Thurlestone and Bantham.

Thurlestone is renowned for its 18-hole cliff top links golf course but also has some fine beaches, pub, shop, church and 4-star hotel with private health club facilities. On the other side of West Buckland lies Bantham which is arguably one of the prettiest villages in the South Hams being at the mouth of the River Avon and protected by sand dunes and vast expanses of golden beach.

The market town of Kingsbridge is close at hand, as is the famous sailing centre of Salcombe on another delightful South Hams estuary.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



Three Arches has an idyllic setting in a tranquil hamlet with views across the garden and wooded valley to unspoilt farmland beyond.

The house is approached through a covered tiled porch with three arches, from where the property gets its name. The bright and airy accommodation is principally arranged over the ground floor with wooden floors throughout and all rooms leading off the generous entrance hall. The spacious dual aspect sitting room has a wood burning stove and picture window overlooking the pretty front garden. An L-shaped kitchen dining room enjoys wonderful views and French doors lead out to a recently constructed decked balcony, perfect for entertaining. The spacious principal bedroom has a wall of fitted wardrobes and sitting area with floor to ceiling windows. There are two further double bedrooms, a family bathroom, en-suite shower room and cloakroom.

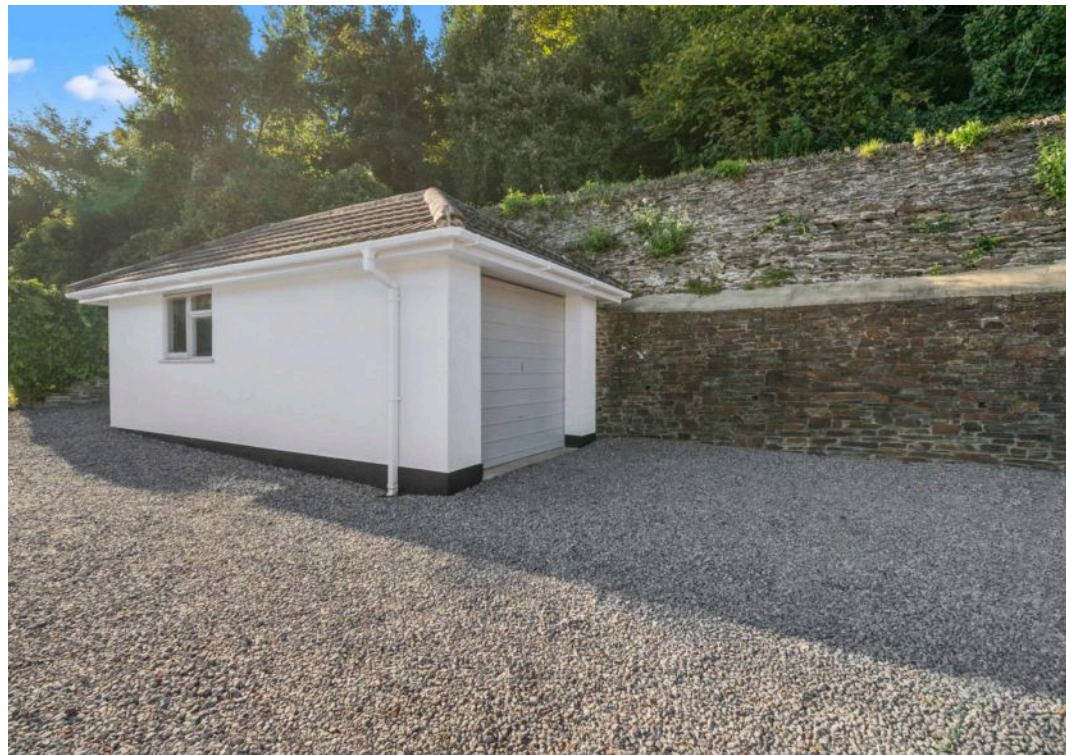
On the lower ground floor is a utility room with access to an extensive storage area. An en-suite room on this level is currently used as a craft room but has in the past been a bedroom which opens out to a private covered patio.

The garden at the rear has a large level lawn with raised vegetable beds on one side, herb garden, potting area and hot and cold water tap. There is an off street parking space above the house and on the opposite side of the lane a detached garage with power. A gravelled area provides parking for two vehicles and there is also space for a boat.

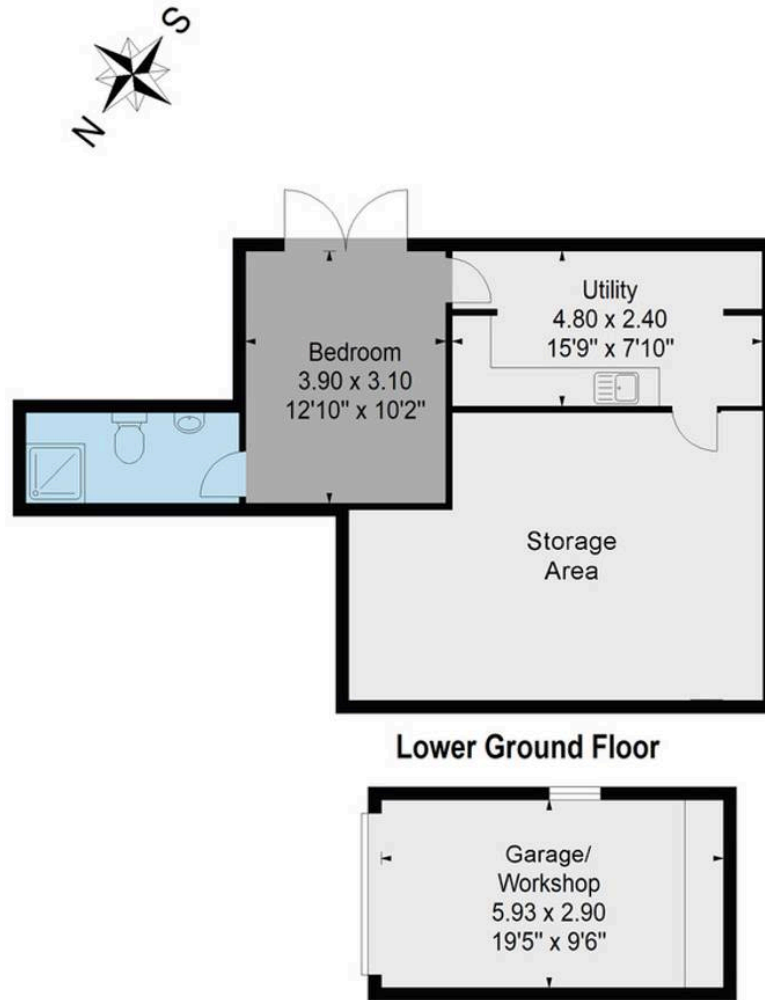
### SERVICES

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





Approximate Gross Internal Area = 178 sqm / 1916 sq ft  
(Excluding Garage )



**Harriet George Properties Limited**

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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.