

# £645,000

Guide Price

# FOR SALE



## 3 Bedroom Property - Thurlestone

- ❖ First Floor Apartment
- ❖ Beautifully presented
- ❖ Incredible views to Thurlestone Rock & Burgh Island
- ❖ Open Plan Kitchen / Diner
- ❖ Potential to create separate Annex/Apartment
- ❖ Private & Enclosed Front and Rear Gardens
- ❖ Private off – road parking
- ❖ Popular Village location
- ❖ EPC E
- ❖ Council Tax Band D



## Barton Brow, Thurlestone

### Property Summary:

Spacious property in Thurlestone with stunning sea views at every turn, 3 double bedrooms and potential for developing the ground floor into an annex. With private parking, a large garage and two gardens, this is a property not to be missed.

### About the Area:

Thurlestone is a picturesque seaside village in the heart of the South Hams. With stunning beaches and coastline walks you are spoiled for choice. The village also boasts a sought after 18 hole golf course, a village shop and post office and the popular Village Inn pub & restaurant. Thurlestone Hotel is only a short walk away and has spa facilities and tennis courts and the villages of Bantham and Hope Cove are a short walk away making Thurlestone a great place to live.



Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

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### **The Property:**

Barton Brow is a bright and spacious apartment which is reached from a private driveway and benefits from being on the second floor meaning the views are incredible from every room. This property is not your standard apartment because it also has the addition of a ground floor garage and large playroom which can either create additional living space or could be turned into an annex for rental, holiday rental or for other family members. This really is a must-see property to fully appreciate its potential.

Enter the property at the first floor into a spacious tiled hallway with stairs up to the main accommodation and steps down to the garage and playroom. There is plenty of space for coats and wellies as well as a handy WC.

Upstairs, there are two good-sized double rooms, one of which benefits from an en-suite shower room and both boast stunning sea views. The third bedroom is a further double with garden views.

The reception room is a generous size and with the triple windows providing sea views, this is a bright and spacious room. There is an electric fireplace with marble surround and hearth for added comfort on a breezy winter's day.

The kitchen/diner is another large open plan room. The kitchen consists of cream floor and wall units with an electric oven and extractor over and space for a dishwasher and fridge freezer. The island in the middle separates the kitchen from the diner and provides additional storage space.

The dining area is a bright space with double aspect windows with views across to Burgh Island. There is room for a large dining table to enjoy your meals.

The family bathroom is a large room with corner bath, pedestal basin, WC and enclosed shower.

Also on this level is access to a good-sized decked balcony perfect for evening BBQs or drinks after dinner to sit back and take in the view.

### **Downstairs:**

There is a large double garage with this property that is utilised as a utility area and storage and a large playroom next door. This has huge potential to be turned into a small apartment which would be perfect for an older child or elderly parent or even to rent out on a holiday or long term basis.

### **Outside:**

The garden to the rear of the property is mainly laid to lawn with flower beds bordering and a greenhouse. Around to the side and front of the property there is further garden space and the main garden is a large lawned area with mature shrubs surrounding it and some raised beds for growing vegetables. The garden is fully enclosed so is safe for pets and children.

There is parking in front of the property for 2 cars and an additional space that comes with Barton Brow for visitors or a place to store a boat.

### **Services & Further Information:**

**Tenure:** The property owns the freehold for the whole building with a lease having been granted to the apartment on the first floor.

**Services:** Mains water and electric. Oil fired central heating.

**Council Tax Band:** D

**Broadband Speeds:** Superfast Available at up to 74Mbps (Ofcom)

This property is made of standard construction

**COUNCIL:** South Hams District Council. Band D  
**SERVICES:** Mains electricity, water, Oil fired heating

**TENURE:** Freehold  
**EPC RATING:** E



Approximate Gross Internal Area = 227.43 sqm / 2448 sq ft  
 NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.