



Dove Cote, Valley Springs

Sherford, Nr Kingsbridge, TQ7

Guide Price £475,000



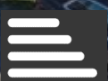
3



2



1



D

DOVE COTE, VALLEY SPRINGS

Sherford, Nr Kingsbridge, TQ7 2BG

Summary:

A rare opportunity to acquire this delightful three-bedroom detached property, nestled in a peaceful rural setting just outside Sherford. Offering the perfect balance of tranquility and convenience, this home is just a 15-minute drive from the bustling market town of Kingsbridge. Requiring some modernisation and with previous plans for extension, this is a property full of potential.

The Property:

Upon entering, you are welcomed into a spacious open-plan living area featuring laminate flooring throughout. A large side window and bi-fold doors lead onto a wooden veranda/balcony, allowing for an abundance of natural light and seamless indoor-outdoor living. The space also includes a dedicated dining area and ample under-stairs storage, along with a built-in cupboard with plumbing for a washing machine.

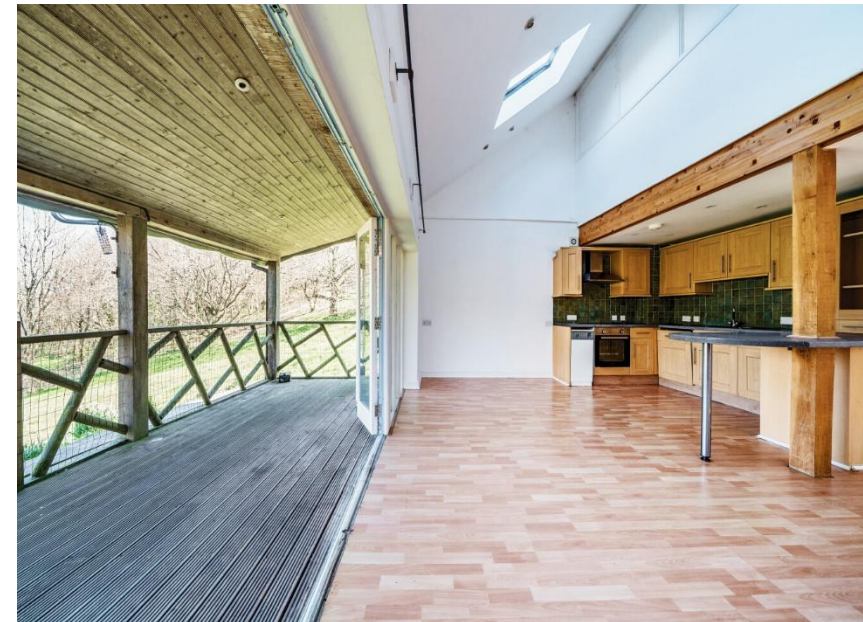
The modern kitchen, open to the living space, is well-equipped with a range of floor and wall units, a built-in electric oven and hob, a sink unit, an integrated dishwasher, and an oil-fired boiler.

Also on the ground floor is a well-proportioned double bedroom with built-in wardrobes and a free-standing sink, offering lovely views over the gardens.

The family bathroom on the ground floor is complete with a freestanding bath, wash hand basin, toilet, and heated towel rail.

The principal bedroom is a generously sized double with a built-in storage cupboard and scenic views overlooking the communal pond. It benefits from a private en-suite shower room, featuring a freestanding wash hand basin, toilet, enclosed shower, and heated towel rail.

The third bedroom is another spacious double, boasting large built-in eaves storage and garden views.





Outside:

Set within approximately an acre of land, which includes an area of woodland at the top, the property enjoys a beautifully maintained garden with a gently sloping lawn bordered by mature trees, shrubs, and plants. The wooden veranda leads to the surrounding garden area, creating a perfect outdoor retreat.

To the right of the property, there is off-road parking for at least two vehicles, a storage shed, and an oil tank. Additionally, an electric car charging dummy box is installed, ready for future use.

The home benefits from a communal space opposite, featuring a picturesque pond, while the surrounding fields and a handful of neighbouring properties provide a sense of community without compromising on privacy.

With potential for substantial extension (subject to planning permission), this property offers an exciting opportunity for modernization and enhancement, making it a wonderful investment for those seeking a unique countryside home with endless possibilities.

The Location:

Sherford is a charming rural village nestled in the picturesque South Hams countryside, just a short drive from the vibrant market town of Kingsbridge. Despite its tranquil atmosphere, the village remains well-connected, with easy access to Kingsbridge's array of amenities, including independent shops, cafés, restaurants, and excellent schools.

Further Information & Services:

Tenure: Freehold

Services: Mains electric, Spring fed private supply water, septic tank (shared with 2 other properties), oil heating.

Council Tax Band: D

EPC Rating: D

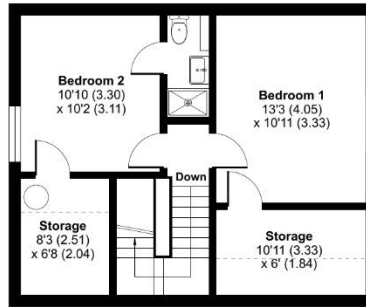
Broadband Speeds: Standard Broadband and no mobile coverage available in location (Ofcom Data). Starlink is best form of Internet.



Sherford, Kingsbridge, TQ7

Approximate Area = 1196 sq ft / 111.1 sq m

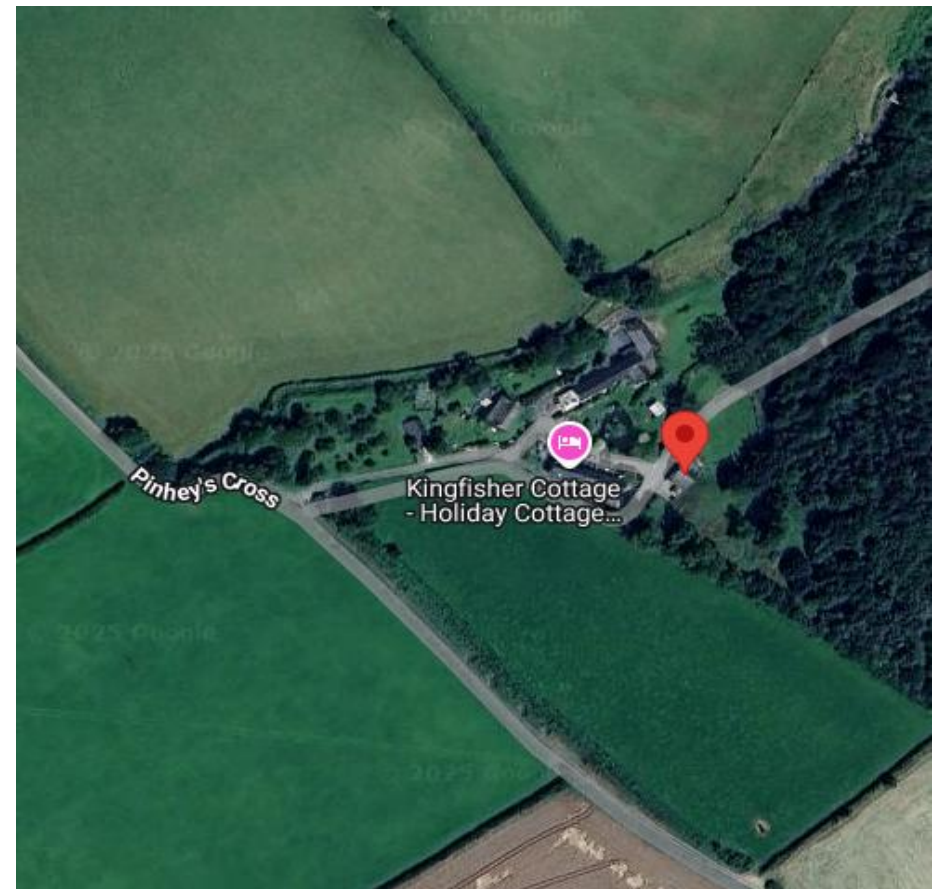
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

107 Fore Street, Kingsbridge, Devon, TQ7 1AB

Tel: 01548856685 Email: info@kingsbridgeestateagents.co.uk www.kingsbridgeestateagents.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	