



Charvene, Marine Drive West, Heybrook Bay PL9 0BX



Guide Price £550,000

Description

Requiring substantial refurbishment, this charming detached period property would make a great redevelopment opportunity subject to planning. Located on the edge of the ever-popular Heybrook Bay, enjoying spectacular sea views to the south and west as far as Rame Head, in addition to a good sized garden which wraps around the house, offering a high degree of privacy. The accommodation is light and spacious with high ceilings and other features of its era. The property also benefits from a double garage and parking.

Accommodation

A glazed door provides access to the half glazed Entrance Porch with a frosted glazed door leading to the Entrance Hall which has a frosted window to the side, stairs to the first floor, an under stairs storage cupboard and doors to all main ground floor rooms. The Sitting Room is an excellent space enjoying a triple aspect with windows to both sides and a bay window and large sliding glazed doors to the front providing access to a stone terrace benefitting from spectacular sea views across the whole front of the house. There is also a stone feature fireplace with a slate mantel, tiled hearth and two display niches. The Dining Room could also be used as a ground floor bedroom and has two windows to the side and a covered fireplace with wooden surround. The Kitchen is a dual aspect room with windows to the side and rear and a part glazed door to the rear porch. The room is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a double drainer stainless steel sink unit with mixer tap, splashback tiling, space for washing machine, fridge/freezer and slot-in cooker, oil fired boiler set into fireplace recess and floor-to-ceiling cupboards either side, one currently used as a pantry and the other an airing cupboard. The Rear Porch is glazed to two sides and the roof with a coal store and half glazed door leading to the garden. Concluding the ground floor accommodation, the Downstairs Bathroom is a spacious room with two frosted windows to the side and fitted with a matching suite comprising a panelled bath with shower over and tiled surround, pedestal hand basin with splashback tiling, low level WC, bidet and heated towel rail.



Stairs rise from the entrance hall to the First Floor Landing which has a loft hatch and doors to all first floor rooms. There is a useful eaves storage room which has limited head height and a window overlooking the stairs, low level eaves cupboards and water tank. Bedroom 1 is a superb room enjoying a dual aspect with windows to the front and side and providing beautiful south and westerly views across the water to Rame Head, and two eaves access cupboards. Bedroom 2 has a window to the side and a frosted window over the stairs, a vanity unit with inset hand basin, splashback tiling and drawers under. There is also a separate WC which has a small frosted skylight, low level WC and a wall mounted hand basin with splashback tiling.

Outside

The garden is a particular feature of the property, surrounding the house on all sides and providing a high degree of privacy. To the front, there is a driveway providing parking and leading to the garage, with steps up to a pathway with a separate pedestrian gate from the lane, and leading up to the house. The front garden is mainly laid to lawn with an abundance of mature shrubs and other plants including a spectacular display of hydrangeas in addition to Michaelmas daisies, honeysuckle, rose, lavender and a mature wisteria surrounding the driveway.

The pathway continues to the front door and on around the side to the rear garden which is mainly laid to lawn with shallow terraces bordered with stone leading up to the end. Immediately to the rear of the house is a paved path with a potting shed, a hatch to the coal store and steps up to a patio and further steps up to another patio, both with stone balustrades and one housing the oil tank. The garden is very well stocked with a wide range of plants including hydrangea, camellia, azalea, honeysuckle, an apple tree and a lovely rose bed. The pathway to the rear of the house continues around the other side and on to the stone terrace at the front.

Double Garage

The garage has an electric up and over door to the front, windows to both sides, some built-in shelving, light and power.

Method Of Sale

Charvene is offered for sale by Formal Tender (unless sold prior). The deadline date for the submission of tenders is Wednesday 6th November 2024 at 12 noon and all tenders must be submitted to the Luscombe Maye Yealmpton Office, The Old Bakery, Yealmpton in an envelope clearly marked 'Charvene'.

Buyers who wish to submit a tender will be required to sign a legal contract, available from the solicitor acting for the seller, and provide a deposit equivalent to 10% of their offer price as their tender. If either of these two component parts are not submitted, their tender risks being declined. Moreover, the successful purchaser will be liable to pay the sum of £1,500 + VAT as an administration fee in addition to their tender.

A tender which is accepted by the seller will be treated as a binding contract and immediately constitutes an exchange of contracts. Legal completion and payment of the balance of the purchase price will follow approximately 28 days later, or in the time frame as set out in the legal pack.

The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale.

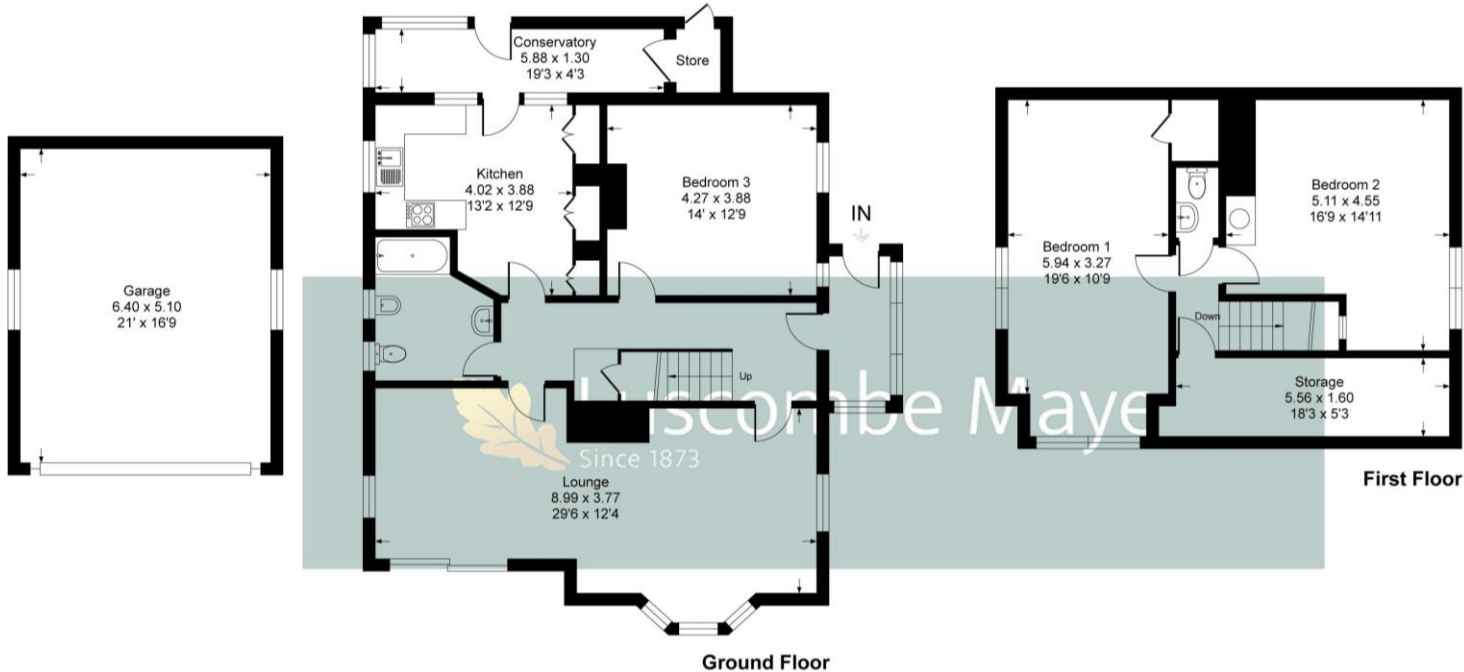
Legal Pack

A copy of the legal pack for the property may be obtained from the seller's solicitors, Curtis Whiteford Crocker, 87 & 89 Mutley Plain, PL4 6JJ. Attention: Kerry Radmore Tel: 01752 201466 or e-mail kerry@cwcsolicitors.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

Approximate Gross Internal Area = 164 sq m / 1768 sq ft
Approximate Garage Internal Area = 33 sq m / 351 sq ft
Approximate Total Internal Area = 197 sq m / 2119 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography for Luscombe Maye

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs, and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Further Information

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. In this instance the Legal Pack will supersede the Property Information Questionnaire.

Local Authority: South Hams District Council.

Council Tax: Band F.

Tenure: Freehold.

Services: Mains electricity, water and drainage. Oil fired central heating via boiler located in the kitchen.

Parking: Driveway parking for up to two vehicles plus detached double garage.

Broadband:

<https://checker.ofcom.org.uk>

Construction: Unknown – please refer to Legal Pack.

Yealmpton:

The Old Bakery, Market Street,

Yealmpton PL8 2EA

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