

Driftwood, Torcross, Kingsbridge





A detached home with stunning **open plan living and five bedrooms**, including a self-contained guest suite. Gardens, parking and walking distance to the beach.

Summary of accommodation

Ground Floor: Entrance hall, 44' kitchen with open plan living and dining areas | Three double bedrooms | Shower room | Guest suite (easily integrates into main house if preferred) providing further reception room | Fifth double bedroom | Family bathroom

First Floor: 32' sitting room | Fifth double bedroom

Gross Internal floor Area 2067 sq ft (192 sq m)



Distances

Kingsbridge and Dartmouth both about 7 miles

Totnes (main line rail link to London) about 16 miles

The location

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 is a bustling community that benefits from a public house and two beachside cafés/restaurants. Stokely Barton, a farm shop with bistro/café, butcher, delicatessen and a lovely selection of pop-up craft shops, is located just outside the village. The heart of the village wraps around the tip of Slapton Ley, the largest natural lake in the southwest of England and the nature reserve beyond is listed a Site of Special Scientific Interest with its abundant fauna, flora and bird life and offers many trails and walks. Other recreational pastimes in the village include sailing, canoeing, fishing and direct access to the Southwest Coastal Path.

The neighbouring village of Stokenham offers a primary school, while the secondary school is slightly further afield in Kingsbridge; both schools are rated as outstanding by Ofsted and both are on the main bus route.

The popular market town of Kingsbridge offers a wide range of amenities, including a leisure centre/indoor swimming pool, cinema, supermarkets, and a wonderful selection of independent high street shops. Dartmouth, home to the Britannia Royal Naval College and the mouth of The River Dart is about 7 miles distant. There is a regular bus route running through Torcross, linking Dartmouth and Kingsbridge.

The property

Driftwood is situated in Dockeys Lane, a quiet and pretty no-through lane, located within walking distance of the beach and all the delights on offer, at Torcross. The house is beautifully presented and offers spacious open plan living accommodation over two floors. The house in total, offers two superb open plan living areas, a further reception room/sun lounge, five bedrooms and two bath shower rooms.



The ground floor offers an entrance hall which is welcoming and beautifully presented, and from here, an integral door leads through to the self-contained guest suite, and a half staircase rises to the first floor of the main house.

The current owner has operated a successful Airbnb, with guests having sole use and independent access to the self-contained suite, which is situated to the rear of the house and comprises a double bedroom, bathroom and sitting room, complete with dedicated parking and private garden area.

The remainder of the ground floor offers a beautifully appointed open plan kitchen, with dining and living areas and measuring about 44' in length. The kitchen features a large island unit, fitted with an integral hob and double sink unit, and further appliances include two ovens, both with warming drawers below, a dishwasher and fridge/freezer.

There are large glass doors leading to the gardens and further double doors lead to the rear terrace. Also situated on the ground floor are three further double bedrooms and a further shower room.

The first floor comprises a stunning 32' sitting room and a fifth double bedroom.

Outside

The gardens are largely laid to lawn and enclosed with driftwood style fencing. There are mature shrubs and borders, and to the rear of the house there is a split-level terrace, which is offered to the Airbnb guests and remains very private and secluded from the main house. There is parking for two vehicles.

Services

Oil central heating, mains water, drainage and electricity





Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TQ7 2TN)

If approaching from the direction of Dartmouth, and the sea is on your left, drive through the village and follow the road around Slapton Ley. Dockey Lane will be found a short way along, on the left and Driftwood, will be seen on your right.

What3words: weeds.bider.improving

Property information

Tenure: Freehold

Local Authority: South Hams District Council: 01803 861234

Council Tax: Band F

EPC Rating: D

Offers in excess of £695,000



Approximate Gross Internal Floor Area

192.0 sq m (2066.8 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated October 2023.

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