

Stable Cottage, Kingsbridge, Devon





A beautiful contemporary home with **far-reaching rural views** on the edge of the popular town of Kingsbridge.

Summary of accommodation

Ground Floor

Hall | Sitting room | Kitchen/dining/living room | Three bedrooms, two en suite
Shower room | Attached workshop and store

Outbuildings

Studio with shower room | Shepherd hut | Store

Distances

Kingsbridge 0.7 miles, Salcombe 6.7 miles

Totnes 12.8 miles (London Paddington 3 hours 13 minutes), Plymouth 23.6 miles

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Mark Proctor
01392 423111
mark.proctor@knightfrank.com



Situation

Stable Cottage is a wonderful contemporary home in a superb position with a great outlook. Whilst having a rural feel and views over countryside the house is within easy reach of all local amenities with the town being only 0.7 miles away. The property is also located within an Area of Outstanding Natural Beauty and within walking distance to the water. It has easy access to the popular harbours of Salcombe, Dartmouth and beyond either by boat or car.

The stunning South Hams coastline and beaches including Slapton Sands and Bigbury Bay are found only a short drive away. Bantham is particularly popular with surfers and kite surfers. There are also lovely walks nearby with many footpaths which open up into the beautiful surrounding countryside.

Kingsbridge town itself provides a vast range of shops and amenities including excellent health and leisure facilities along with regular bus links running between Dartmouth, Plymouth and Totnes station.



The property

Stable cottage has a very attractive approach via a gravel driveway with plenty of parking on arrival. The main house is in an elevated position overlooking the walled garden and the valley beyond.

Its beautiful contemporary design gives an airy and light open plan feel making it ideal for entertaining. There is a spacious open plan reception room on arrival with a lovely kitchen breakfast room and dining area, all of which has underfloor heating. The kitchen includes a triple oven and built in coffee machine.

This takes full advantage of the view with floor to ceiling glass windows and direct access to the patio making alfresco dining a real possibility with a real feeling of inside outside space. This room takes full advantage of the view with floor to ceiling glass windows and direct access to the patio via attractive bi folding doors making alfresco dining a real possibility with a feeling of inside outside space.

There are three bedrooms including a very attractive principal suite as well as a family bathroom. The other bedroom is also en suite. For cosy evenings the snug is also a relaxing space to unwind with friends around the wood burner.



As well as the internal accommodation the workshop and store also have further potential to add another bedroom (subject to necessary consents) but currently offer excellent extra storage.





Studio



Studio

Gardens and grounds

Outside the walled garden offers many beautiful spaces to unwind and relax with a lovely water feature adding to the serenity of this space. The separate store also offers further flexibility as well as the hot tub and decking area making it possible to take in the outstanding countryside at your leisure.

Adjacent the main house is a beautifully presented one bed studio in the style of a Norwegian cabin. This has a wood burner and vaulted ceilings as well as its own separate garden making it ideal as an ancillary accommodation.

Services

Mains services water, gas, electricity and private drainage.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.



Shepherds Hut



Directions (TQ7 INL)

From the centre of Kingsbridge take Church Road and take a right towards the primary school. Pass the primary school on your right hand side and continue for a short while and stable cottage is on the right-hand side down a gravel drive way.

Property information

Tenure: Freehold

Local Authority: Devon County Council: 01392 38200

South Hams District Council: 01803 861234

Council Tax: Band E

EPC Rating: E

Guide Price: £1,390,000



Approximate Gross Internal Floor Area

247.9 sq m (2668 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.



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 June 2024. Photographs and videos dated June 2024.

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