

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.





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.





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.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



