



Broadacre, West Buckland, Bantham





A beautifully refurbished house on the edge of a small hamlet, with five bedrooms and five bath/shower rooms, set in a **discreet and quiet setting**, and within walking distance of Bantham and its glorious beaches.

Summary of accommodation

Ground floor

Open porch | Entrance hall | Utility room | Open plan kitchen/dining room | Further living area | Sitting room | Study area
Three double bedrooms, all with en suite bath/shower rooms | Family shower room

First floor

Principal bedroom with en suite bath/shower room and dressing room | further double bedroom

Outside

Gardens | Parking for two cars | Garage | Garden store

Approximate Gross Internal Floor Area: 254.9 sq m (2743.3 sq ft)

Distances

Bantham and Thurlestone both 0.5 mile, Kingsbridge 4 miles, Salcombe 8 miles, Totnes 16 miles



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Location

Broadacre is situated in a gorgeous, secluded setting, on a no-through lane, in the heart of this pretty hamlet. Surrounded by rolling countryside, and within a Conservation Area, and an Area of Outstanding Natural Beauty, West Buckland is mid-way between, and half a mile from Bantham and Thurlestone. Both villages, which are within walking distance, offer superb sandy beaches, well stocked village shops, and popular village pubs.

Thurlestone is home to Thurlestone Hotel and Spa, a tennis club and Thurlestone Golf Club. Kingsbridge, about 4 miles away, is a large market town, and offers a wide selection of shops, galleries, pubs, cafés and restaurants.

Amenities include two supermarkets, a cinema, a leisure centre with indoor swimming pool, a medical centre and hospital/a minor injuries unit, and the highly regarded secondary school, Kingsbridge Academy. Totnes offers a mainline rail service to London, Paddington in 2 hrs 40 mins.



The property

The accommodation is beautifully presented, with bright and spacious rooms arranged over two floors. The lower ground floor comprises an integral garage and entrance hall, with stairs rising to the ground floor. Originally built in the 1970s, Broadacre was the subject of a major redevelopment in 2009, which was completed in 2012.



The ground floor is reached via a short flight of stairs to a small study area, which continues to the sitting room, with wood burner housed in a stone fireplace, and doors to the balcony. The kitchen/dining room is a large and spacious reception room with wood burning stove and is open plan to a further living area with wall-to-wall doors leading out to the terrace, and a glass roof. The kitchen is equipped with a Country Chef range and dishwasher, and there is space for an American style fridge/freezer. Off the kitchen is a walk-in pantry. The ground floor also offers three double bedrooms, all en suite, a utility room and a cloakroom with a further shower.

Stairs rise to the first floor, which offers a spacious double with vaulted ceiling, and the principal bedroom, which features a large southwest-facing picture window and a superb en suite bath/shower room, which leads through to a dressing room.

Garden

Broadacre is approached via a driveway and offers parking for two cars. The house nestles into its garden, which provides a good degree of privacy and is designed with minimum maintenance in mind. The front garden is laid to lawn with apple trees. There is a full width al fresco dining terrace off the kitchen, a further area of lawn and pretty, stone walling. From the terrace there are steps up to small orchard containing apple trees and a large garden shed. There is a enclosed hot and cold outdoor shower.



Services

Mains water and electricity. Private drainage (shared with a neighbour). Heating via air source heat pump.

Directions (Postcode: TQ7 3AH)

What3Words: grapes.thighs.takers

From Bantham Cross roundabout, follow the A381 to Salcombe. After a short distance, turn right towards Thurlestone. Continue for just over a mile, and take the right turn to Buckland and Bantham. Follow the signs for Bantham, and at Chapel Cross, turn left for Thurlestone and then at Langmans Cross turn right into a dead-end lane. The drive for Broadacre will be on the right.

Property information

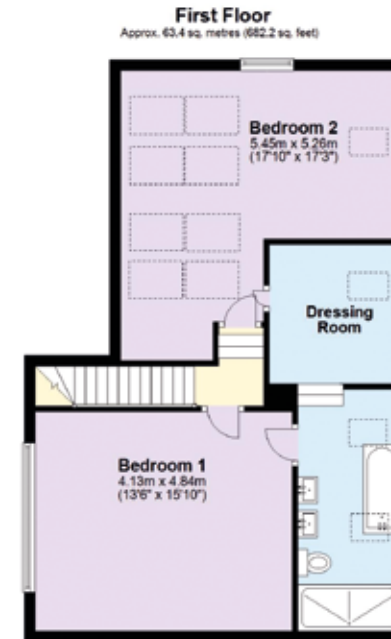
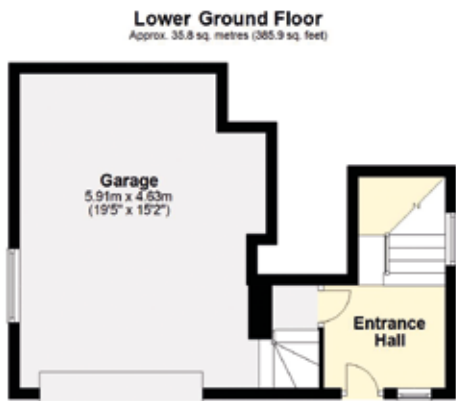
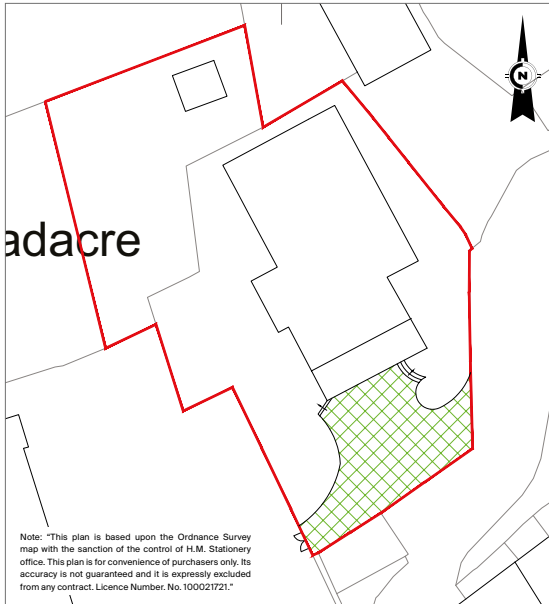
Tenure: Freehold

Local Authority: South Hams District Council (www.southhams.gov.uk).

Council Tax: Band E

EPC Rating: D

Guide Price: £1,500,000



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

Approximate Gross Internal Floor Area
254.9 sq m (2743.3 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 May 2024.

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