



Mill Grange, Kingsbridge, Devon

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A **beautifully designed**, contemporary detached house, situated in a tucked away and private setting in the heart of Kingsbridge with four bedrooms, three bathrooms and superb open plan living. Gardens with studio, and parking for several cars.

### Summary of accommodation

**Ground Floor:** Impressive entrance hall | Main bedroom with en suite | Three further double bedrooms | Two further bath/shower rooms  
Utility room

**First Floor:** Spacious landing/study area with vaulted ceiling | Large open plan kitchen/dining room | Sitting room | Study | Cloakroom | Store  
Balcony off sitting room and kitchen

**Gross Internal floor Area** 2332 sq ft ( 216 sq m)

**Grounds:** Wrap around gardens | Dining terrace | Hot tub terrace (hot tub available by separate negotiation)

Garden studio/gym/bar | Shed

### Distances

Salcombe 6 miles, A38 10 miles, Totnes Train Station 13 miles  
(All distances and times are approximate)



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## The location

The South Hams is arguably one of the most sought-after waterfront locations in the UK with an uncommonly temperate climate and golden beaches. Kingsbridge, one of the main hubs of the South Hams, is a pretty and bustling market town and is located at the head of the Salcombe Estuary. Kingsbridge offers a varied and wonderful selection of independent shops and boutiques, galleries, pubs, cafes, and restaurants. There are two supermarkets, a leisure centre with indoor swimming pool, a cinema, and Kingsbridge Academy, a highly rated secondary school. There are numerous, glorious sandy beaches in the area, including South Milton Sands, Hope Cove, Bantham and Thurlestone. Thurlestone is also home to the beautiful Harry Colt designed 18-hole golf course, and tennis club. There are good transport links, with the A38 being about 10 miles away, and within 13 miles is Totnes train station, with a regular service to London Paddington in 2 hours 42 minutes.

## The property

Mill Grange is a beautifully designed detached house, built in 2015. This bespoke and well-appointed home is approached off a long gravel drive which offers parking for several vehicles.



The double height glazed apex is an impressive welcome and leads to the entrance hall, spacious in size and designed around the central staircase. The ground floor offers a superb main bedroom with en suite shower room and glazed doors opening onto the adjoining terrace with hot tub (available by separate negotiation) and gardens beyond. There are three further double bedrooms, a family bathroom, and a family shower room. There is a utility

room also on this floor. The hand-crafted staircase rises to a large galleried landing, which offers ample space for a sitting or study area and features a glazed door opening to a full width Juliette balcony. There is no doubt the heart of the house is the impressive open-plan kitchen/dining/sitting room, which is well fitted with a large breakfast island, a good range of units, including a larder cupboard, and integral appliances including a double oven, gas hob, microwave, double width fridge/freezer and dishwasher. The sitting room features a woodburning stove and both the sitting room and kitchen have doors leading to the secluded and private decked balcony, which is large enough for a sofa and table. In addition, on the first floor is a study, cloakroom and a storeroom.

## Outside

The gorgeous south-facing gardens are a particular feature of Mill Grange, being thoughtfully landscaped for ease of maintenance, and offering many different areas, to sit and enjoy. There are lawns and well-stocked flower beds, terraces for dining and a full width wrap around terrace which extends to a larger terrace, where there is power and space for a hot tub. The main feature is the custom-built garden studio, complete with bar, which is used as a gym and entertaining space, with tri-fold doors leading to the BBQ terrace.



## Services

All mains' services are connected. Gas CH via underfloor heating. Solar panels on the roof.

## 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 IHG)

From the roundabout at the bottom of Fore Street, where Boots is, follow the sign to Salcombe and continue past the filling station, keeping it on your left. Turn left immediately after the filling station and before the roundabout, then immediately right into Springfield Drive. Mill Grange will be found on the left.

**What3words:** never.severe.relocated

## Property information

**Tenure:** Freehold

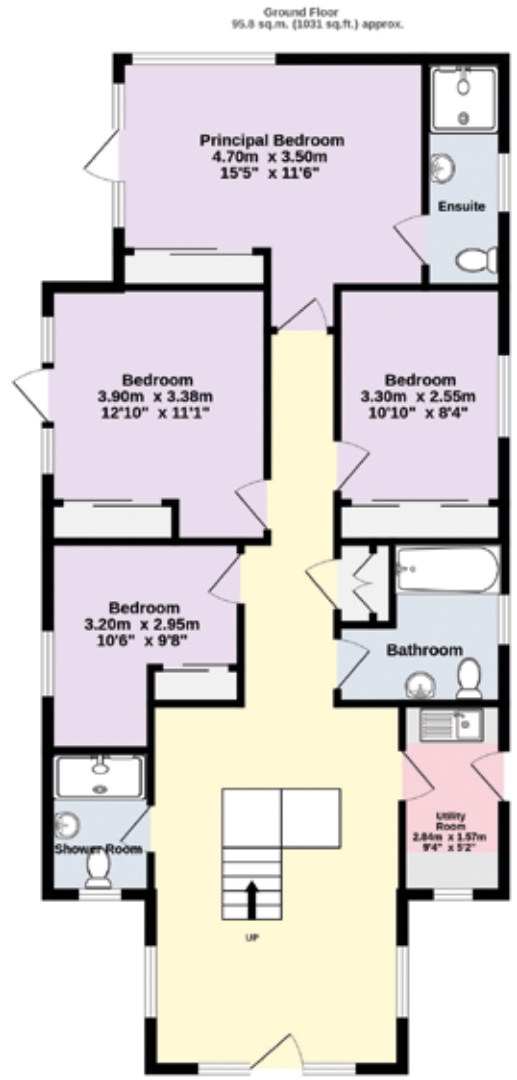
**Local Authority:** South Hams District Council

**Council Tax:** Band G

**EPC Rating:** B

**Guide Price:** Offers in excess of £850,000





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

**Approximate Gross Internal Floor Area**  
2332 sq ft ( 216 sq m)

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 August 2024. Photographs and videos dated August 2024.

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