



The House



# The House

Bickerton, Kingsbridge, TQ7 2EU

Kingsbridge 9 Miles. Dartmouth 12 Miles. Beach at Hallsands 0.5 Mile walk.

A unique, substantial detached property, with five bedrooms and three reception rooms that is set within its own plot of just over half an acre with outstanding panoramic views over the Start Bay Coastline, out to sea and the pretty rolling South Hams countryside.

- Stunning Panoramic Views Over The Start Bay
- Substantial Detached 1930's Property Coastline
- Five Bedrooms (One With An En-Suite)
- Three Reception Rooms
- Charming Features
- Garden Of Just Over Half An Acre
- Detached Garage/Workshop And Ample Parking
- Short Walk To The Beach

Guide Price £950,000

## SITUATION

Bickerton is a tiny hamlet of farm cottages, magnificently positioned in a completely unspoilt part of the South Hams, just inland from the old fishing village of Hallsands (most of which was destroyed by storms in the early part of the 20th century). Nearby is the dramatic headland of Start Point with its lighthouse, and the South Devon Coastal Path which passes mainly over National Trust land and leads to many unspoilt coves and beaches along this rugged and beautiful coastline. Villages that are close by are:

Stokenham with its own well-respected primary school, two village pubs, farm shop with café and micro brewery/bar.

Chillington which has more facilities than many similar villages in the area which include an Inn, post office/general stores and centrally located health centre.

South Pool with its award-winning Millbrook Inn and a 14th century church and is without doubt one of the most attractive and unspoilt villages in the South Hams lying at the head of a long creek off the Salcombe estuary.

Also within easy reach is the beach at Beesands with its historic inn, and a Café/Takeaway featuring locally caught fish.

Kingsbridge offers an excellent range of shops and supermarkets, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital.

From The House there are extensive walks and nearby boating opportunities in the Salcombe estuary and Dart. Slapton Ley Nature Reserve is close by and offers excellent bird watching.

Further places to visit include the historic town of Dartmouth, naval ocean city of Plymouth and Roman Exeter.



## DESCRIPTION

The House stands proudly in its own secluded gardens and orchard, with truly stunning views over Start Bay and the surrounding rolling South Hams countryside. A footpath runs by the side of the house and leads onto the South West Way coastal footpath. A most unique, substantial 1930's detached property that has an abundance of character, a traditional layout and positive natural light.

## ACCOMMODATION

From the driveway there is both side access to the property and a pathway that leads to the front. Pause to take in the views before entering, from the front door the hallways leads to the Sitting room, a glorious dual aspect room, bay window to the front enjoying the views, open fire. Lounge again dual-aspect with a bay window to the front and open fire. The Dining room is a lovely dual-aspect room, with French doors leading out to the garden and feature fireplace. The Kitchen has tiled floors with underfloor electric heating and is fitted with a comprehensive range of wall and base units, butler sink and integrated dishwasher, washing machine, fridge freezer and range cooker. Cloakroom/WC.

On the first floor the principle bedroom benefits from an en-suite shower room, there are two further double bedrooms (one with a vanity sink) and two single bedrooms. Family bathroom.

## OUTSIDE

The House sits nicely within its plot of just over half an acre enjoying panoramic views over the coast line. Immediately surrounding the property are level gardens, mainly laid to lawn with planted borders and patio areas to sit, relax and take in the fabulous surroundings. A path leads down to a gently sloping garden/orchard area with a range of mature trees, fruit trees and shrubs. At the bottom of the driveway is a detached double garage/workshop.

## SERVICES

Septic tank drainage, mains electric and water, oil-fired central heating. Standard broadband is available at this location.

## TENURE

Freehold.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

## DIRECTIONS

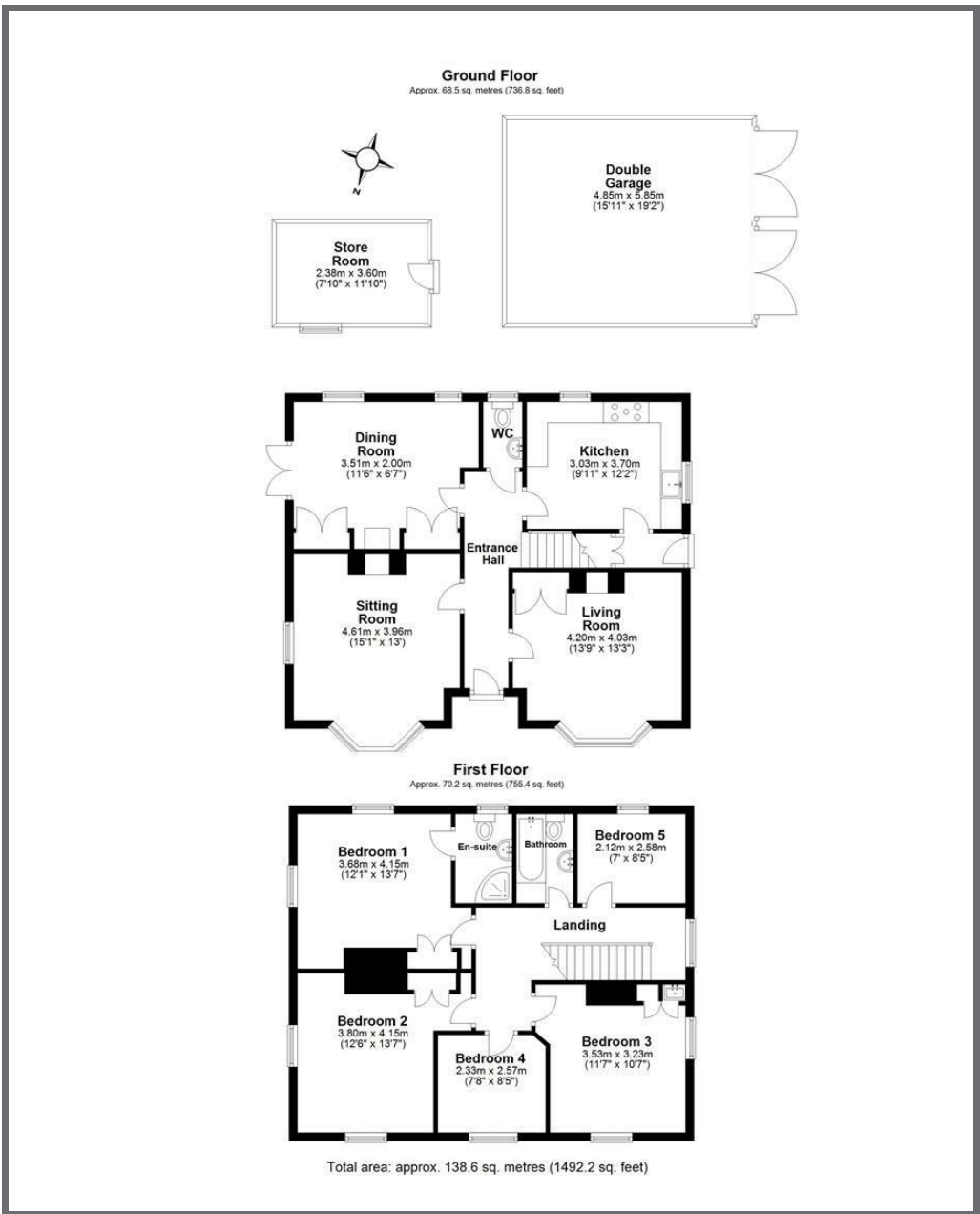
From Kingsbridge Quay follow the A379 for approximately 6.5 miles to Stokenham roundabout/Village Hall. Take the 3rd exit (signed Beesands/Prawle/East Portlemouth). After approximately 3 miles, fork left at Dunstone Cross. Continue for approximately 1 mile - passing on the left the sign for North Hallsands - and then, at Bickerton Top, turn left signed "Bickerton Only". After 0.3 miles, take the turning on the right into Bickerton Farm and continue to The House at the end of the unmade lane.

## VIEWING ARRANGMENTS

Strictly by appointment please through our Kingsbridge branch.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		42	82
England & Wales		EU Directive 2002/91/EC	

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