



Valley View



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Higher Batson, Salcombe, TQ8 8NF

Salcombe 1 Mile. Kingsbridge 5 Miles. Totnes 18 Miles.

Valley View is located within an idyllic location, a detached Woolaway bungalow within a generous plot with beautiful rural views and a varied selection of outbuildings. The property is subject to an Agricultural Tie.

- Detached Woolaway Bungalow
- Subject To An Agricultural Tie
- Range Of Outbuildings
- Ample Parking And Garage/Carport
- Freehold
- Huge Potential To Re-Develop (STPP)
- Beautiful Rural Location, Close To Salcombe
- Gardens/Land of Around 0.6 Acres
- No Onward Chain
- Council Tax Band D

Guide Price £400,000

SITUATION

Higher Batson is a peaceful and tranquil hamlet located at the edge of Salcombe and lying on either side of an enchanting and peaceful valley at the head of Batson Creek. The Creek itself leads into Salcombe Harbour. with lovely countryside views only a short walk from the tidal Batson Creek which is a 10 minute level walk from Salcombe Town.

Salcombe is located beside one of the loveliest estuaries in the South West with a beautiful harbour, unspoilt countryside and an excellent range of fine shops, restaurants and inns. A popular area for yachting and water enthusiasts, Salcombe also offers lovely sandy beaches and spectacular cliff-top walking. There are many places of outstanding natural beauty close by, including Thurlestone, South Milton, Bantham & Hope Cove, whilst Kingsbridge is just 6 miles away and offers a primary and secondary school and sixth form and a varied range of shops, services and facilities.

DESCRIPTION

Valley View is set in an idyllic location, within a generous size plot with beautiful rural views and a varied selection of outbuildings. The property is a detached, Woolaway bungalow (non-standard construction) which has an abundance of potential to re-develop (subject to the necessary planning consents).



ACCOMMODATION

The property was built in 1964 and has been within the same family since, Valley View is an exciting opportunity that is located on the edge of Salcombe that has vast potential. The property is subject to an agricultural tie.

Upon entering the property, you are greeted with a spacious hallway. The kitchen is fitted with pine wall and base units and pine accent ceiling, open to the diner area that has a feature fireplace with a stone surround and inset log burning stove (currently not in use). The sitting room is a lovely dual aspect room, looking over the garden and glorious countryside beyond. Along the hallway there is access into the master bedroom with fitted built-in wardrobes, along with two further bedrooms, one double and one single, all sharing a wet room and WC.

OUTSIDE

There are pretty gardens at the front of the property along with a pond, orchard and a gravelled driveway that has a rights of access across for the neighbor. The property benefits from a garage and car port. Surrounding the property there are a number of outbuildings mainly of metal/wood construction that include: workshops, an open barns and greenhouses. The plot extends to approximately 0.6 of an acre, with paddock/orchard.

SERVICES

Mains electricity. Private water supplied from a well. Private drainage - septic tank. Oil fired heating.

The property is subject to an Agricultural tie: The dwelling shall only be occupied by person employed or last employed in agriculture as defined by section 221 of the Town and Country Planning Act 1962 and the dependents of such persons as aforesaid.

Standard broadband is available at this location. (Ofcom) Full mobile coverage via EE, Vodafone and O2 are available at the property (Ofcom)

TENURE

Freehold. Agricultural Tie

LOCAL AUTHORITY

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

DIRECTIONS

From our Kingsbridge office follow the A381 out of Kingsbridge towards Marlborough, just before entering Salcombe, take a left turn down the hill towards Batson. Take the next left towards the bottom of the hill and follow this road and the The driveway to Valley View will shortly be found on the left hand side.

VIEWING ARRANGEMENTS

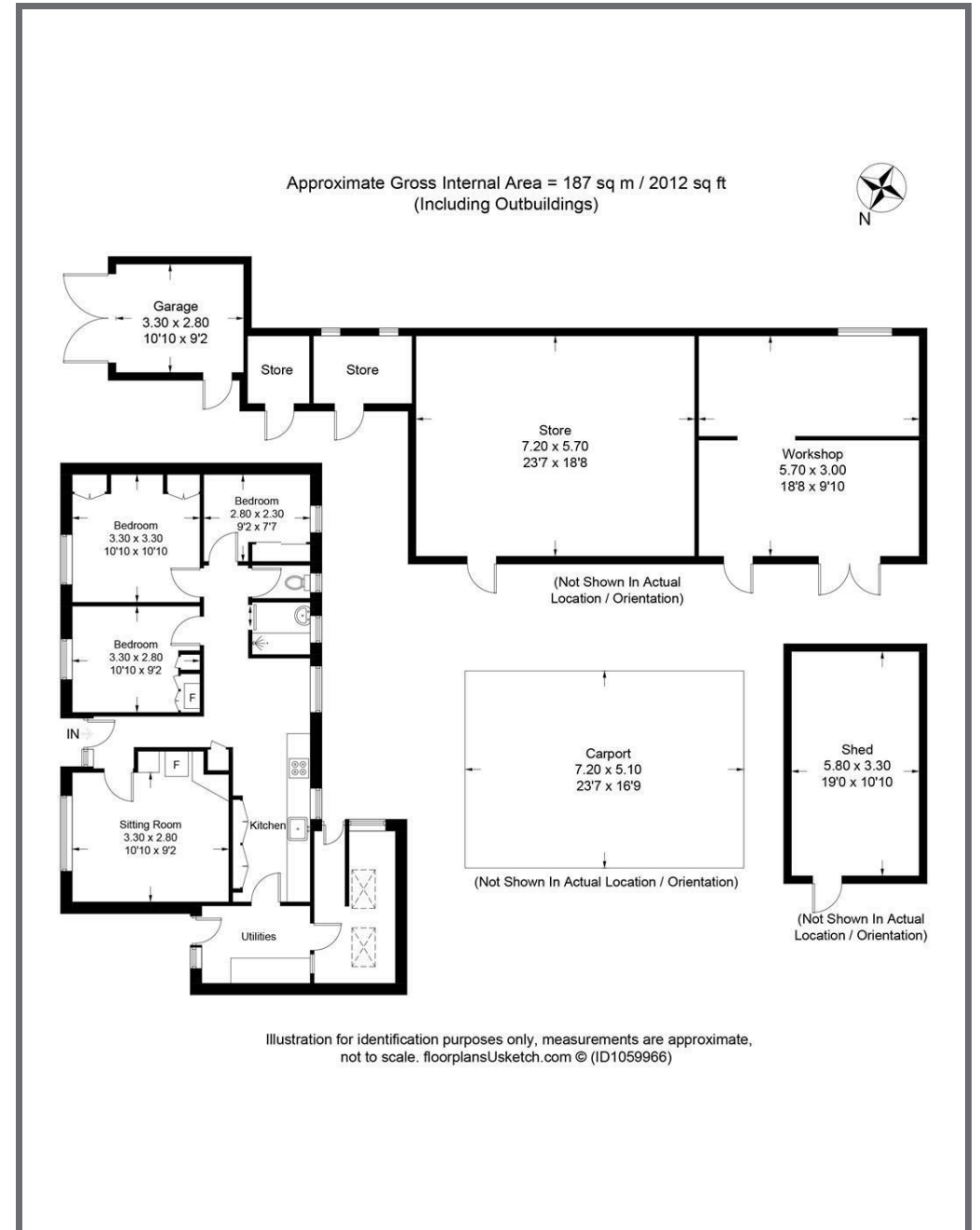
Strictly by appointment please through our Kingsbridge branch.

AGENTS NOTE

There is a right of way affecting the property along the driveway to the neighboring field. We do not believe that it will be possible to obtain a mortgage on the property.



These particulars are a guide only and should not be relied upon for any purpose.



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			
		33	72

England & Wales EU Directive 2002/91/EC

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