



Langholm



Langholm

Chillington, Kingsbridge, TQ7 2JY

Kingsbridge 4 miles. Dartmouth 11 miles. Totnes 13 miles.

A recently refurbished, detached property with four bedrooms, set in an elevated position within the desirable village of Chillington.

- Detached Property
- Planning Permission In Place to Extend
- Triple Aspect Sitting Room
- Gardens And Parking
- Freehold
- Recently Refurbished
- Contemporary Kitchen Diner
- Four Bedrooms
- No Onward Chain
- Council Tax Band F

Guide Price £575,000

SITUATION

Chillington is a thriving village offering an abundance of community events and local amenities including a Post Office and general store as well as a centrally located health centre and regular buses. There are excellent primary schools in the neighbouring villages of Stokenham and West Charlton. Kingsbridge is situated four miles to the west, at the head of the Salcombe estuary and offers an excellent range of shops and local facilities including a health centre/cottage hospital as well as an outstanding secondary school, and sports centre.

DESCRIPTION

A recently refurbished detached property with four bedrooms, set in an elevated position within the desirable village of Chillington with gardens and parking. The property has full planning in place to extend the first floor, if desired.



ACCOMMODATION

Accessed from the driveway into a spacious entrance hall, with stairs to the first floor and doors to all rooms. The kitchen dining room is a lovely dual aspect room with views over the village and surrounding countryside. The kitchen has been recently fitted with a comprehensive range of contemporary wall and base units with integral oven, hob with extractor over, washing machine, fitted oil-fired Aga. The rear hall has a door to the garden and access to two large useful store rooms, with scope to convert to a cloakroom WC if desired. The sitting room is a beautifully light, triple aspect room with feature fireplace and patio doors to the garden. There are two double bedrooms both with built in wardrobes and a single bedroom with built in wardrobe. The bathroom is partly tiled and comprises a bath with electric power shower over and wash hand basin, sliding door to airing cupboard. Separate WC. On the first floor there is a dual aspect double bedroom with part paneled wall and eaves storage. Planning permission has been granted to extend this floor to create a total floor area of 209.5 Sq. meters.

OUTSIDE

Gardens nicely surround the property and are laid to lawn. Pretty village and countryside views can be enjoyed. Ample parking to the front of the property, with space to the side for a garage (subject to PP)

SERVICES

Mains water, drainage, electric with electric heating, Oil fired Aga with back boiler. Superfast broadband is available at this location along with various mobile networks (Ofcom)

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

From our Kingsbridge office follow the A379 out passing through the villages of West and East Charleton then Frogmore. On reaching Chillington continue through the village passing the village shop and just before you start to head out of the village the driveway will be on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

AGENTS NOTE

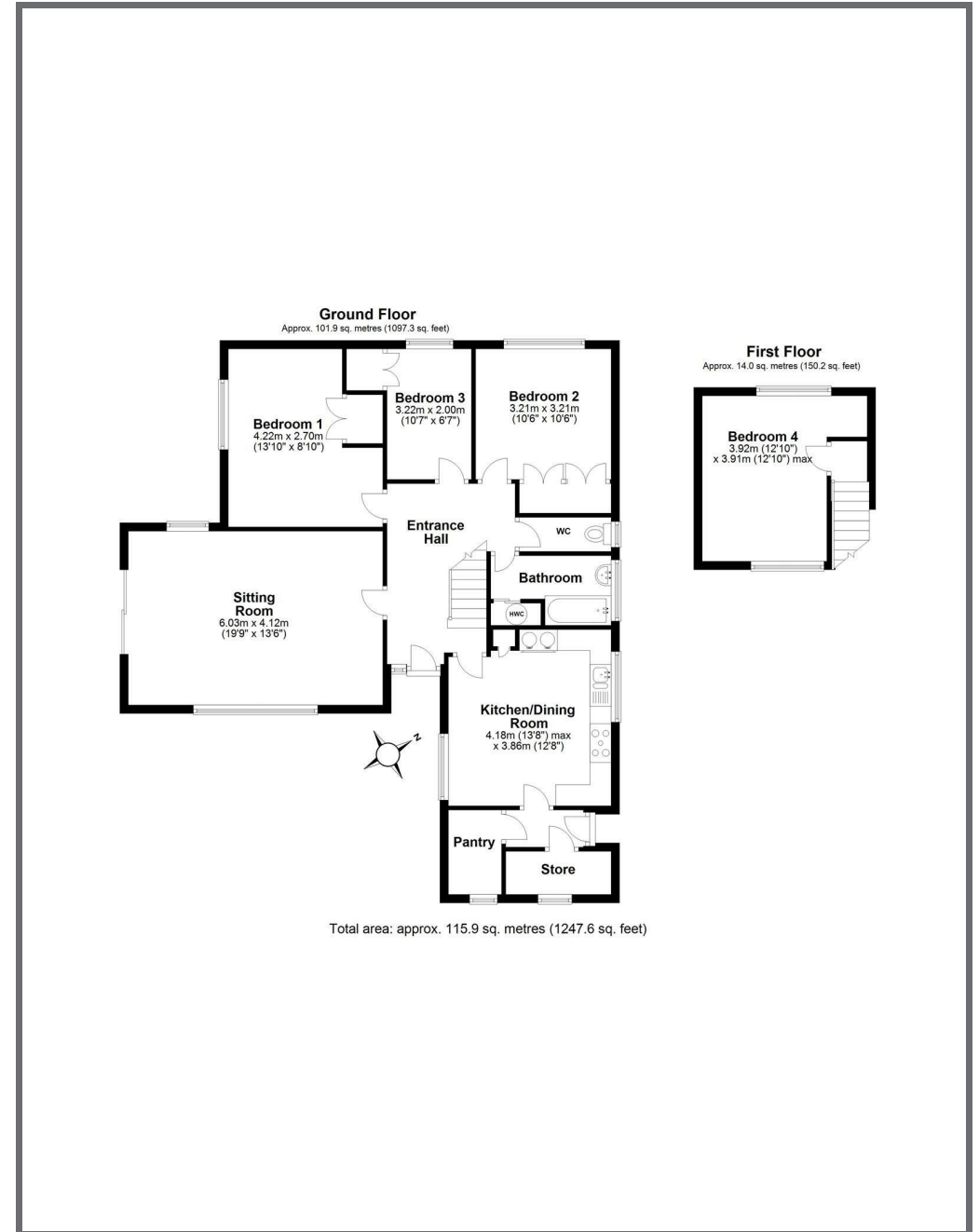
The driveway leading up from the A379 to the three properties is shared, as is the maintenance.

Further information with regards to the planning permission for the extension 2235/18/FUL.

The building plot to the front of Langholm has now been completed. The building plot to the rear has been sold and work is proposed to commence in 2025, plans are available.



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		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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