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The Nest



Kingsbridge 7 miles. Dartmouth 8 miles.  
Totnes Train Station 15 miles.

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**A superb, detached coastal home, with no onward chain and planning permission to re-model. Triple garage, paved terrace and stunning sea views.**

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- No Onward Chain
- Detached Coastal Home
- Planning Permission Granted To Re-Develop
- Two Double Bedrooms/Two Bathrooms
- Two Reception Rooms
- Stunning Sea and Ley Views
- Paved Terrace And Rear Patio With Store
- Triple Garage
- Freehold
- Council Tax Band C

**Guide Price £600,000**

### SITUATION

Torcross is a pretty coastal village, nestling between the southern end of Slapton Sands and the fresh water lake of Slapton Ley National Nature Reserve. Situated on the South West Coastal Path in an Area of Outstanding Natural Beauty, with much of the surrounding coastline being owned by the National Trust. The village has a well-known pub and a bar/restaurant and is within walking distance of a farm shop with a butchery, deli, plant centre, brewery and cafe restaurant. The village is almost equi-distant between Kingsbridge and Dartmouth, each of which has their own extensive and delightful range of services and amenities including a primary and secondary schools.

### DESCRIPTION

A detached property with uninterrupted sea views towards Start Point and around to Dartmouth, with planning permission granted to create a stunning modern, contemporary home.

### ACCOMMODATION

Originally built in 1906 The Nest is a very well presented detached property that boasts magnificent full sea views. Currently run as a successful holiday let. The property has full planning granted to create a stunning coastal contemporary home. The accommodation currently provides:

From the private paved terrace, door into a wonderful sitting room to the front overlooking the sea with typical period features including picture rails & pine stripped doors, wood burner. Inner hall with study area and access into the dining room located to the rear of the property, feature fireplace with inset cupboards, door to the porch and an adjoining kitchen with a range of painted wall and base units with spaces for appliances and built in larder. A glazed porch to the rear with access to the rear courtyard.

On the first floor the master bedroom is a generous room with far-reaching sea views, built in cupboard, whilst bedroom two overlooks the Ley, has a built in cupboard and an en-suite bathroom. The family bathroom is complete with a bath, with shower over, pedestal wash hand basin, WC.

### OUTSIDE

The Nest can be accessed by foot from the main road through Torcross, a locked wooden gate leads into a west facing courtyard where there is a detached store housing the boiler, with plumbing for a washing machine.

To the front of the of the property is a large paved terrace, ideal for taking in the views and al fresco dining.

The property has the added benefit of a TRIPLE GARAGE, just a few yards away, with battery power and good height, battery up and over door.

### SERVICES

Mains water, electric and drainage with oil fired central heating. Superfast broadband is available at this location, various mobile networks are available at this location (OfCom).

### PLANNING PERMISSIONS

Planning permission has been granted for a contemporary home with reverse level living, balcony with stunning sea views. Ref: 0732/23/HHO

### TENURE

Freehold.

### LOCAL AUTHORITY

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

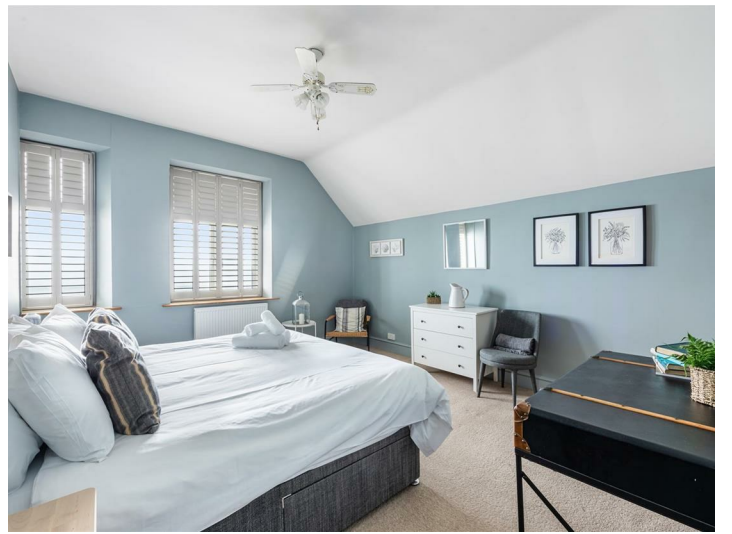
### DIRECTIONS

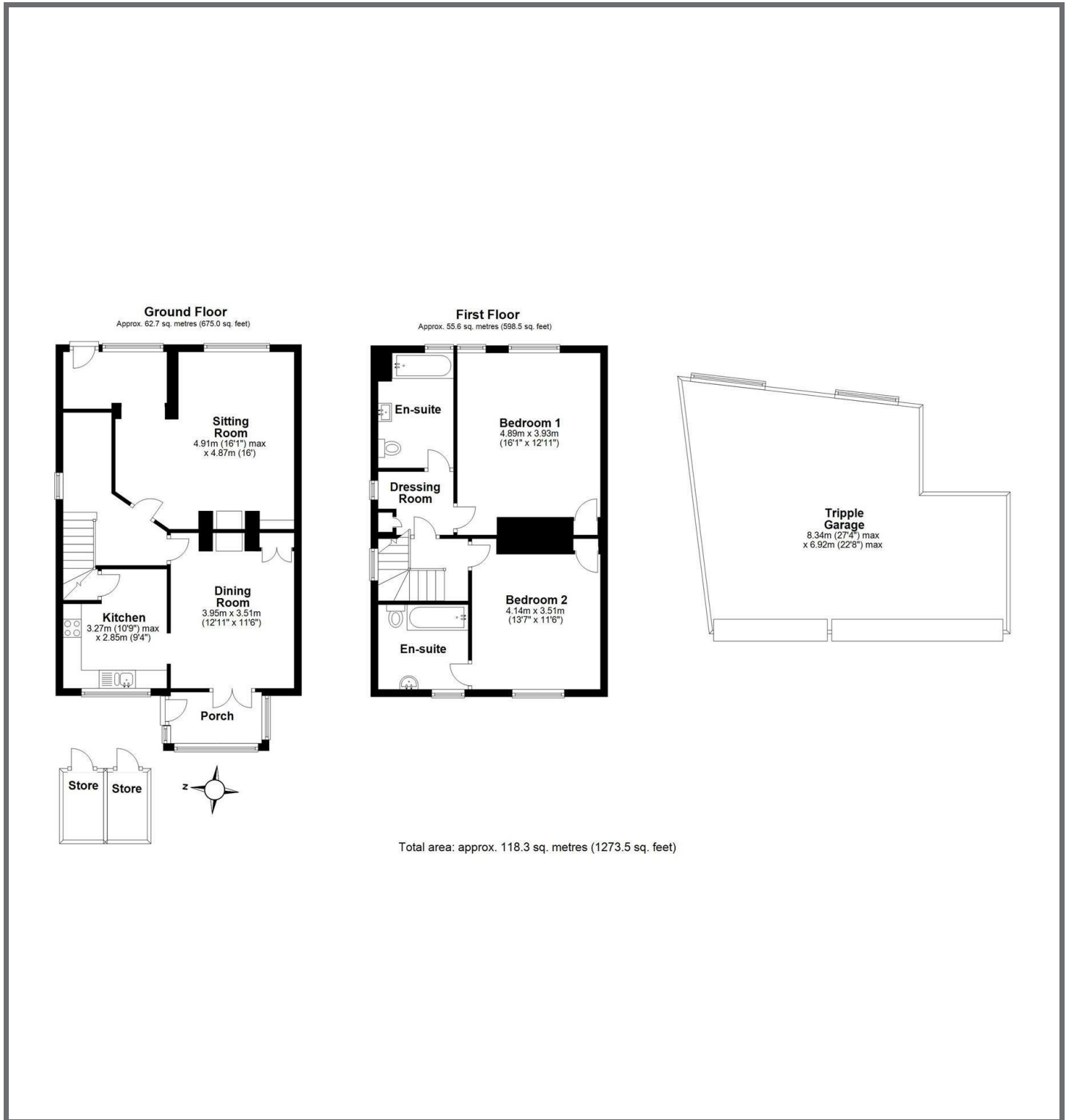
From our office follow the A379 out of Kingsbridge all the way to Torcross where The Nest will be found on the front sea front.

### VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch. The property is currently a holiday let and normally viewings are available during the change over day (Saturday), contact us to find out more.







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
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(35-48) G	(2-48)
Net energy efficient - higher scoring coats		EU DIRECTIVE 2002/91/EC	
England & Wales		84	49

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