



Ridge House,



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Compton Road, West Charleton, TQ7 2BP

Kingsbridge 1.5 miles; Salcombe 7 miles; Dartmouth 13 miles

Situated within the village of West Charleton, within easy reach of Kingsbridge is this delightful detached house that is set in an elevated position enjoying fine views over the surrounding countryside towards the estuary. This superb property has been recently renovated to a high standard and now offers spacious, flexible accommodation with modern comforts and positive natural light.

- Detached Superbly Renovated Property
- Stunning Country Views To The Estuary
- Open-Plan Living
- Boot Room & Utility Room
- Freehold
- Elevated Corner Plot
- Spacious And Flexible Accommodation
- Four Double Bedrooms
- Raised Terrace, Garden & Parking
- Council Tax Band E

Guide Price £650,000

SITUATION

West Charleton is a popular village with its own Primary School, pub and church. The village is also noted for its Nature Reserve, which extends to over 40 acres and offers sanctuary to many species of birds and other wildlife whilst Bowcombe Creek, with its slipway and mooring facilities, lies just half a mile or so to the west of the village.

The market town of Kingsbridge is just over a mile away and offers an excellent range of shops, local services and facilities which include a Sports Centre, primary school and Kingsbridge Community College, health centre, cottage hospital and cinema.

There are many places of outstanding natural beauty close by, including Thurlestone, Bigbury and Hope Cove, whilst Salcombe, Devon's Southernmost town, is some 6 miles distant. A veritable mecca for yachting, angling and water-sports, Salcombe has many quality shops, boutiques and eateries as well as lovely sandy beaches and spectacular coastal path.

DESCRIPTION

A superbly renovated and beautifully finished spacious, detached property set in an elevated position with far-reaching glorious views and nicely positioned on a corner plot.



ACCOMMODATION

Ridge House has contemporary, spacious and flexible accommodation. The reserve level layout allows excellent natural light to flow throughout and really makes the most of the fantastic views towards the estuary and over the surrounding countryside. The large open plan kitchen, dining, living room is a fabulous dual aspect room with open panoramic views and along with access to the garden. The kitchen provides a comprehensive range of wall and base units, island unit, integrated fridge, freezer, dishwasher, Bosch electric oven, Miele steamer oven and Hisense hob. The island allows for plenty of additional storage and is a great space for entertaining. On the first floor there are two double bedrooms with built in wardrobes, one of which has access onto the balcony. The family bathroom comprises a bath with shower over, WC and sink.

On the ground floor there is an open hallway with a step up to a study area or additional storage space. There are two further double bedrooms, one with an ensuite shower room, that enjoy views over the garden and towards the estuary. Family shower room with WC and sink. Access into a boot room and utility with plumbing for washing machine and dryer, sink and cupboards. Half garage storage with solar panel battery. Boiler room, with water cylinder and additional storage.

OUTSIDE

The property is set on a corner plot with wrap around gardens that provide a range of lawned areas, edged with planted boarders. Patio area for Alfresco dining and large raised balcony enjoying splendid views across to the estuary.

In addition the property benefits from driveway and gravelled area for parking along with a half garage storage space.

SERVICES

Mains water, drainage, electric with 14 solar panels and an 8.2kWh LiFePO4 Battery. Oil fired central heating. Superfast broadband is available at this location. Mobile is available from O2, Three, EE and Vodafone at this location. (OfCom).

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

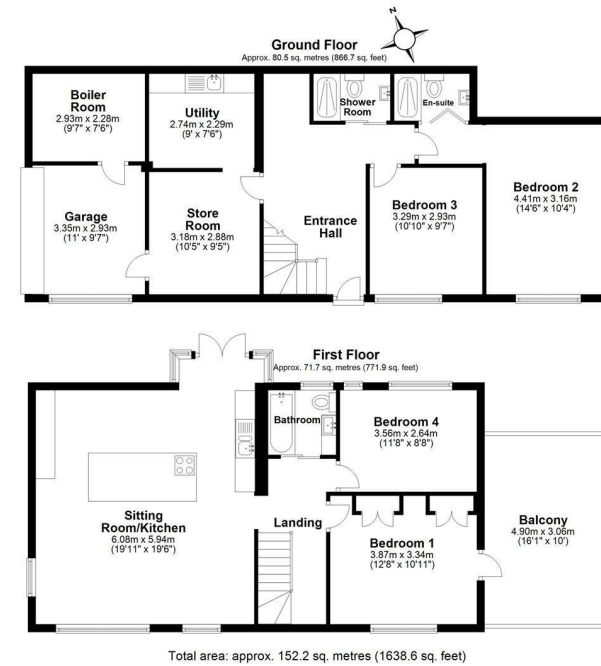
From Kingsbridge proceed on the A379 towards West Charleton passing the primary school on your right. Take the next turning on your left onto Lyte Lane, follow the road uphill and the property will be the first on the righthand side.

VIEWING ARRANGEMENTS

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		82	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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