



The Venture,



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Torcross, Kingsbridge, Devon TQ7 2TQ

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

Situated in this coastal haven, overlooking the serene Start Bay coastline and just a stone's throw from the iconic Slapton Sands. A period, partly thatched property that was built in the late 1800's offering spacious accommodation including 4/5 bedrooms that presents a fabulous opportunity to create your dream home in this superb location.

- Frontline Sea Views Across Start Bay
- Period Thatched Property
- Spacious And Flexible Accommodation
- Four/Five Bedrooms
- Two Reception Rooms
- Kitchen Breakfast Room
- Cellars, Workshop And Garage
- In Need Of Modernisation
- Freehold
- Council Tax Band:

Guide Price £495,000

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

Situated in the heart of the stunning South Hams, The Venture in Torcross is a coastal haven where tranquility meets adventure. Overlooking the serene Start Bay and just a stone's throw from the iconic Slapton Sands, The Venture offers the perfect retreat for those seeking to unwind and explore the beauty of Devon's natural coastline. A period, partly thatched property that was built in the late 1800's and since altered and extended, the property has been in the same ownership since 1964.

If you are searching for a fabulous family home or a holiday home this superb property is situated in a stunning waterside location with sea views to the front and delightful views over The Ley to the rear and whilst requiring modernisation is presents an amazing opportunity.



ACCOMMODATION

Access via steps and into the side entrance and into a large welcoming hall, with stairs to the first floor. Inner hall with door into a reception room, with large picture window framing the sea views, bar area with an old wooden boat hull bar with shelving, and bench seat. The sitting/dining room again benefits from a large picture window to enjoy the wonderful sea views, along with a central open fireplace with stone surround. Store room, that could easily be converted into a utility room, with power, water and drainage in place. Kitchen breakfast room, a lovely traditional room with an oil fired aga and spaces for appliances, open to the wash room with sink and drainer, wall mounted larder shelving. The inner hallway leads to a bedroom, study/snug and a bathroom once used as a self-contained annex with separate external access.

On the first floor there are two generous double bedrooms, with built-in cupboards, sink and benefitting from great water views, as well as an additional double bedroom overlooking The Ley, with exposed stone wall, built-in cupboard and sink. Bathroom includes a bath with shower over, vanity sink. Separate WC.

The accommodation has beautifully high ceilings and many original feature. As the property was once used as a B and B there are fire doors on the first floor bedrooms, the original doors are still available should this be useful.

This property also has large cellar rooms, these are accessed via the garden, they provide most useful storage, although the ceiling height is restricted.

OUTSIDE

The property has a small paved area to the front, that could if desired be enlarged to the paving edge. Just a stones throw away from the steps leading down to the beach. We are informed that the property also owns the Davits within the sea wall to place/remove a boat onto the beach.

To the rear of the property is an enclosed, private gravelled courtyard, with stone raised beds, planted borders. Access to the cellars and workshop. The property benefits from a detached single garage.

SERVICES

Mains water, electric and drainage. Oil-fired aga and electric heaters. Superfast broadband is available in this location along with all major mobile providers (OfCom).

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

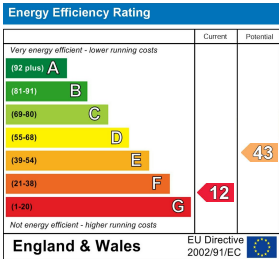
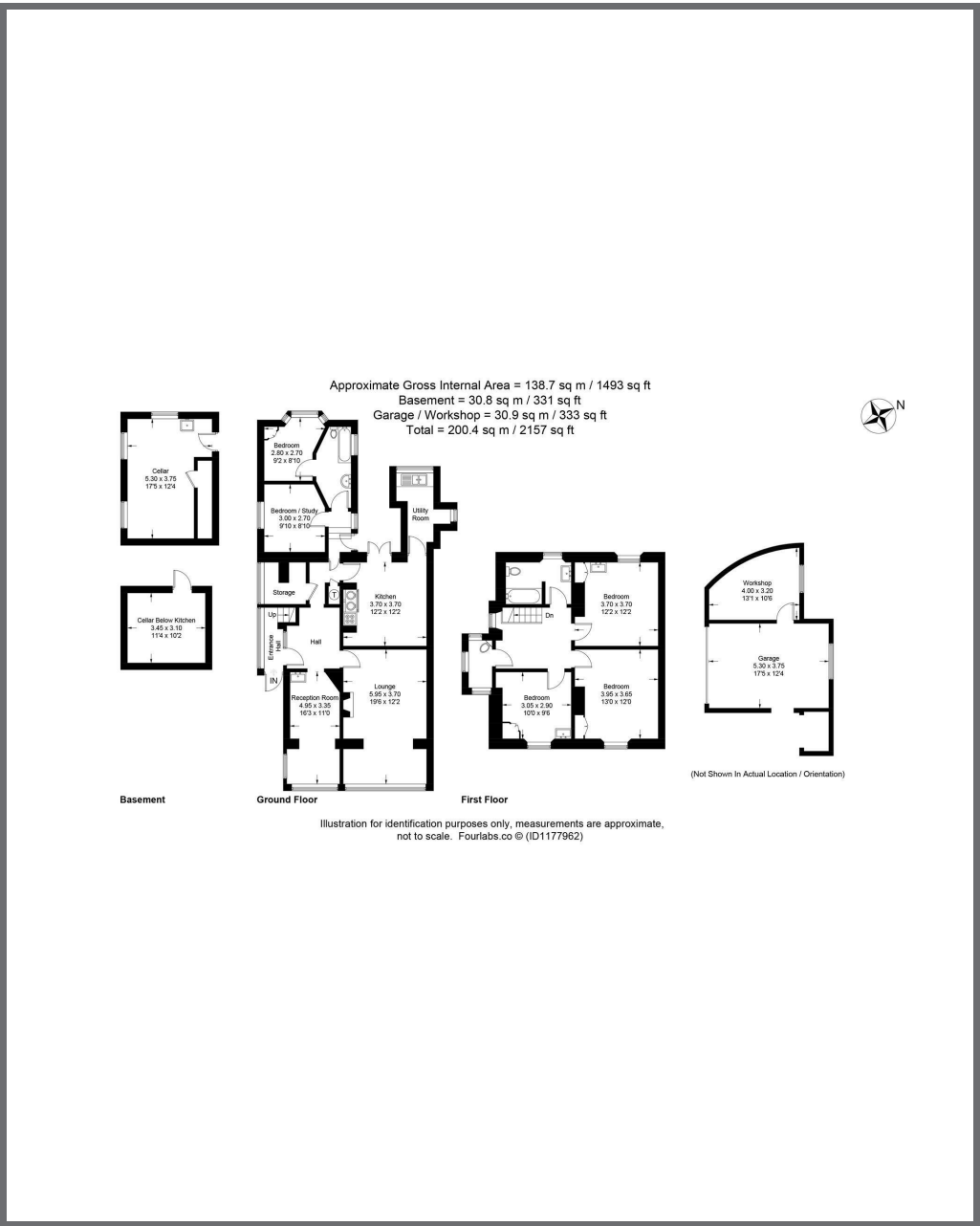
From our office follow the A379 out of Kingsbridge towards Dartmouth. On reaching Torcross there is a parking area opposite the duck feeding area. The Venture is the end property opposite the old Torcross Hotel.

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.



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