



Hérons,



Hérons,

South Pool, Kingsbridge, TQ7 2RP

Kingsbridge 5 miles. Dartmouth 12 miles. Salcombe 11 miles.

A delightful Grade II Listed cottage of exceptional character in the centre of this sought-after South Hams village, close to the creek.

- Highly Desired Village Location
- Close To The Creek
- Grade II Listed Character Property
- Spacious And Light Accommodation
- Dual Aspect Sitting/Dining Room
- Master Bedroom With En-Suite Room
- Three Further Bedrooms
- Glorious Garden & Courtyard
- Freehold
- Council Tax Band: F

Guide Price £800,000

SITUATION

South Pool is without a doubt one of the most attractive and unspoilt villages in the South Hams. within an area of outstanding natural beauty. Nestled in the folds of rolling South Hams farmland, it lies at the head of a long creek off the Salcombe estuary, which itself provides access to the water and is navigable around high tide to the Salcombe estuary. The village is well-know for its popular pub, The Millbrook Inn, it has a fabulous community with regular events and a welcoming atmosphere, with many picturesque walks, as well as the historic 13th Century Church.

Local places of interest are Dartmouth, Salcombe harbour and the creeks towards Kingsbridge and South Pool, the coast path between Bolt Tail, Bolt Head, Prawle Point, Start Point. Salcombe is renowned for sailing, racing taking place regularly, plus a summer regatta. There are many pleasant beaches along this section of the coast path. as well as the nature reserve at Slapton Ley near Torcross.

The nearby town of Kingsbridge is a popular market town which itself lies at the head of the Kingsbridge Estuary and offers an excellent range of shops, local services and facilities. There is much in the area to satisfy the sports person including a Sports Centre with indoor swimming pool and paddle boarding as well as several excellent golf courses within easy reach.

DESCRIPTION

Set in the heart of this highly desired village location is Herons, believed to be one of the oldest properties in the village, with an interesting history having formerly been used as a village shop. It now affords superbly-presented, light and airy accommodation of character whilst to the rear is a quite delightful, good-sized garden which adjoins open countryside.



ACCOMMODATION

Canopy storm porch over the front door and a gravelled pathway leads to the side door.

A fabulous dual aspect sitting/dining room with window to front and stable-type door to side. Exposed timber lintels to all openings. Feature display/storage recesses. The kitchen is fitted with a range of wall and base units including 1.5 bowl sink unit with adjoining work surfaces. Neff double oven with Bosch four burner ceramic hob and extractor/light hood over. Plumbing for automatic washing machine, attractive terracotta tiled floor. Shower room with low level WC, pedestal wash hand basin and shower cubicle.

Stairs lead up to the first floor with skylight window which allows light to flood into the stairwell. Fitted book-shelving and storage cupboards. Linen cupboard with double opening doors and slatted shelving. Access to extensive roof space. The master bedroom is a lovely dual aspect room with windows to front and side. Exposed hip beams. Shower room with walk-in double sized cubicle having a rainfall shower head and hand held shower attachment, vanity wash hand basin with storage cupboard under, WC. Ladder-style heated towel rail/radiator. Bedroom 2 is a good sized double room with window to front, exposed hip beams. Built-in hanging/shelved wardrobe with sliding doors. Bedroom 3 has a window to the front with bunk beds and exposed hip beams, whilst bedroom 4 has windows to the rear with built-in hanging/shelved wardrobe overlooking the garden. The family bathroom is pine panelled to the dado height and fitted with a bath, shower, vanity sink and WC.

OUTSIDE

Immediately to the rear of the house is a slate-paved courtyard with the oil storage tank and cupboard housing the boiler. Steps lead up from here to the garden which is an absolute delight and a particular feature of Herons. Laid mainly to lawn but with mature plants and shrubs including Camellia and Magnolia, there is also a large, paved terrace for BBQ's and al fresco dining. At the top of the garden is a summer house/studio (8' x 6'). Further timber garden shed. The rear garden adjoins open farmland at the top and quite delightful views are enjoyed from the higher upper levels over the village and surrounding countryside.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating. Super fast broadband is available at this location. Full mobile coverage via Three, EE, Vodafone and O2 are available at the property.

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

From Kingsbridge take the A379 Dartmouth coastal road. Pass through the villages of West Charleton and East Charleton and, on reaching Frogmore, turn right signed South Pool. Follow this road into South Pool and Herons will be found in the centre of the village, almost opposite The Mill Brook Inn.

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.

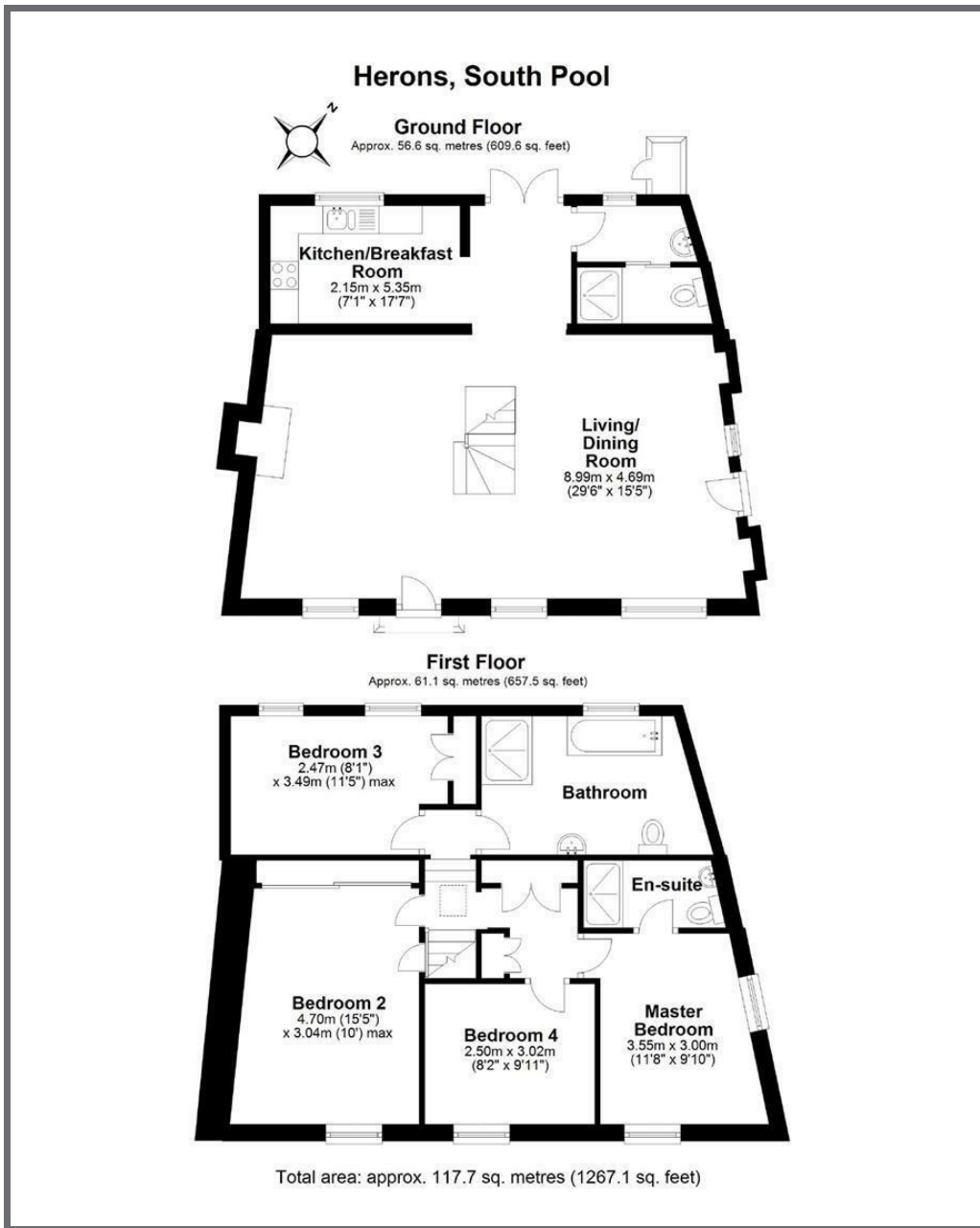


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		43	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 The Promenade, Kingsbridge,
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London