



Avalon, Kiln Lane



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Stokenham, Kingsbridge, Devon TQ7 2SQ

1.5 miles to Slapton Sands. Kingsbridge 5.5 miles. Totnes 14 miles

A 3 bedroom bungalow in a prime position in Stokenham with far reaching coastal views

- Prime private plot in a highly desirable coastal village
- Three double bedrooms with scope for expansion into the roof
- Detached timber artist's studio with power and insulation
- Council Tax Band E
- Elevated position with panoramic countryside and sea views
- Large open-plan reception with bifold doors to the garden
- Single garage and private drive with space for 4 cars
- Freehold

Guide Price £650,000

SITUATION

Stokenham is an historic and quite delightful village with its own well-respected primary school and two village pubs. The Tradesmans Inn and The Church House and a very pretty church. Just a short walk away on the edge of the village is Stokeley Farmshop, Cafe and The Tap House a great facility including a useful farm shop, butchers, little independent shops, small garden centre, cafe and bar. It is half a mile or so from the village of Chillington which also has a thriving local community and more facilities than many similar villages in the area which include a fabulous village pub, The Bear and Blacksmith, a post office/general stores, and centrally located health centre. Torcross, is around a mile away and is famous for its beach and the Slapton Ley Nature Reserve whilst the market town of Kingsbridge lies some 6 miles or so to the West. The historic naval town of Dartmouth is just a little further in the opposite direction.

DESCRIPTION

Avalon is a detached three bedroom bungalow, occupying an elevated position at the end of a private driveway on the edge of the sought-after village of Stokenham. The property enjoys outstanding south easterly views over rolling countryside and across to the sea at Slapton Sands. Offering excellent privacy and with huge potential, Avalon is ideal for those seeking a coastal home with potential for further development.

Believed to have been built in the late 1960s, Avalon has been modernised and remodelled during the current vendor's seven years of ownership. The home is well-presented and ready to be enjoyed as is, but also offers significant potential for enhancement. A neighbouring property has been extended into a striking two-storey house to maximise the superb sea views – something that could also be considered at Avalon. The roof space, in particular, offers scope for conversion, with dormer windows potentially unlocking even more of the panoramic vistas.



ACCOMMODATION

The property is approached via a private driveway that provides ample parking for four vehicles, alongside a single adjoining garage.

Steps lead up through a charming conservatory, featuring a mature grapevine that yields a reliable crop of edible grapes each year. A door opens into a central entrance hall with engineered oak flooring (with thermal insulation beneath) which continues throughout the main living areas.

There are three well-proportioned double bedrooms, all carpeted for comfort. To the rear is a separate WC and a family bathroom with an electric shower over the bath. There is a generous open-plan sitting and dining room with large windows provide beautiful views of the garden and countryside, with clear sight of the sea at Slapton Sands. Within the chimney breast is a Flavel multifuel stove with lined flue and a slate hearth. The recently installed aluminium-framed bifold doors open onto the level garden, perfect for entertaining or enjoying the views.

An archway connects the dining area to the kitchen, which can also be accessed from the hall. The kitchen is fitted with a range of base and eye-level units, a breakfast bar, and a comprehensive suite of integrated appliances including a Rangemaster Professional electric range cooker

A stable door leads to the utility room, which includes plumbing and space for a washing machine and tumble dryer.

GARDEN & GROUNDS

The gardens lie mainly to the south of the property and are accessed via stone steps from the drive, leading down through a landscaped terrace to a gently sloping lawn. The grounds feature mature trees, former vegetable beds, and a timber potting shed discreetly positioned near the driveway for tool storage. To the side, the garden slopes gently down to an orchard area, with apple trees, a sunken trampoline, and a children’s climbing fort. The main level lawned area is readily accessed directly via the bifold doors from the main reception room. A breezeblock retaining wall separates this area from a raised seating area – a perfect vantage point for appreciating the stunning countryside and distant sea views. To the rear of the property are several established trees including a magnificent magnolia, a large fig tree, and a fishpond.

OUTBUILDINGS

Detached timber artist’s studio to the rear of the garden, with insulated flooring, electricity, ideal for creative use or as a quiet retreat. To the side of the driveway is a purpose-built timber shed used as a workshop and for secure bicycle storage. Accessed from the rear of the single garage is an external WC and a garden store.

SERVICES

Heating via bottled LPG for the gas boiler, mains electricity, water, and drainage. According to Ofcom, upto superfast broadband is available with good mobile phone reception at this property.

TENURE

Freehold

DIRECTIONS

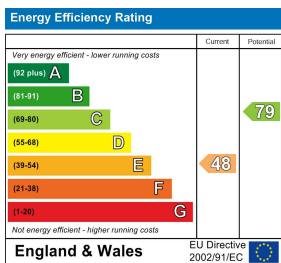
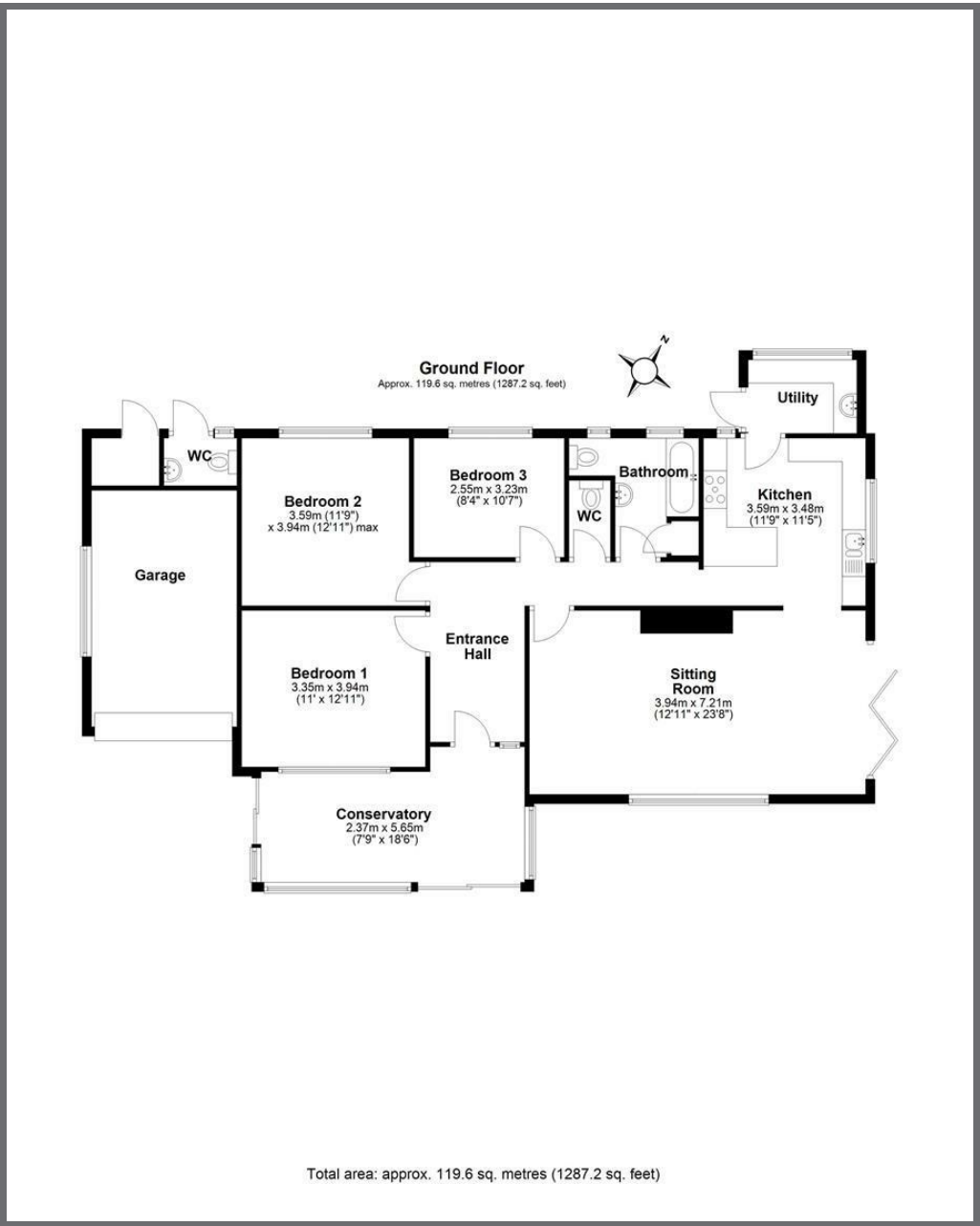
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VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch:
01548 853131
kingsbridge@stags.c.uk



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