



LANG TOWN
& COUNTRY

3 Hilltop, St. Anns Chapel, Kingsbridge, Devon, TQ7 4HG

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SALES

£400,000



Situated in the idyllic village of St Ann's Chapel, this charming three-bedroom semi-detached home occupies a generous plot and offers an enviable blend of village lifestyle and coastal living, with local amenities and stunning beaches just moments away.

The accommodation begins with an L shaped entrance porch with storage leading into the cosy lounge, where a large picture window allows natural light to flood the room and an Aga little Wenlock log burner creates an attractive and warming focal point. From here, the property flows into the modern, light and airy recently fitted kitchen/breakfast room, with a range of contemporary wall and base units and complemented by a useful breakfast bar.

A conservatory extends from the kitchen, further enhancing the sense of space and light, and provides direct access onto the enclosed rear garden.

To the first floor are three well-proportioned bedrooms, comprising two doubles and a single, all serviced by a family bathroom fitted with a wash hand basin, WC and bath with shower over.

Externally, the property continues to impress. To the front, there is ample off-road parking, while to the rear lies a generous wrap-around south & west facing garden. This includes a large patio seating area ideal for outdoor dining, and a private side lawn bordered by mature shrubs and bushes, offering a peaceful and secluded setting. Additional features include a greenhouse, log cabin, and a brick-built outbuilding both of which benefits from light, power and water, along with further power points situated around the garden and an external sink. There is additional parking to the rear with secure double gates.

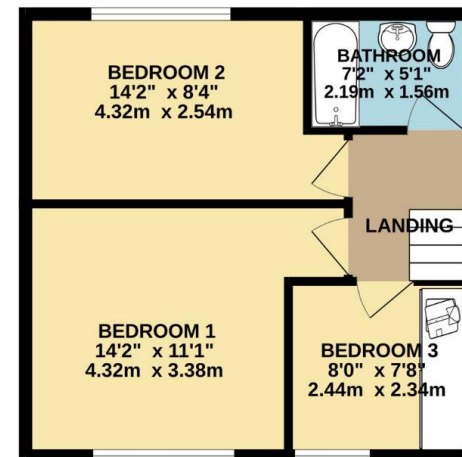
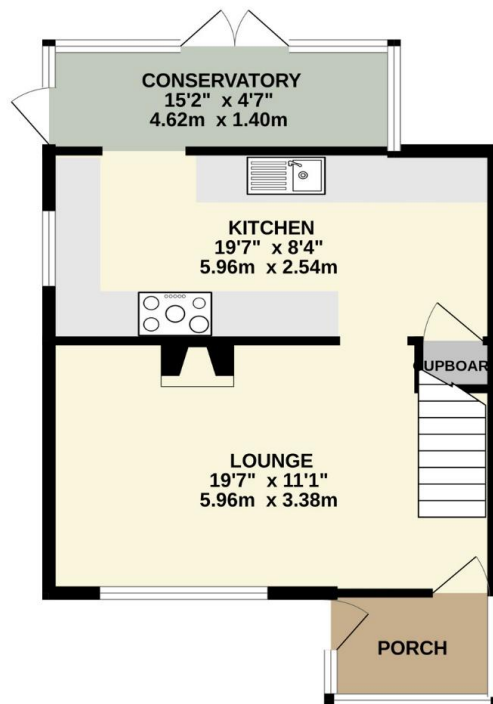
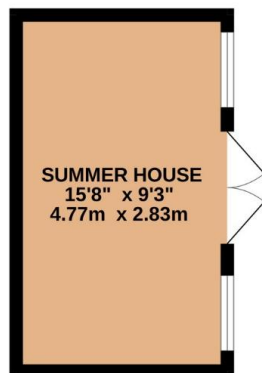
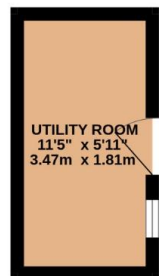
This wonderful home is truly a must-view to fully appreciate everything it has to offer.

The location itself is a lifestyle choice, with St Ann's Chapel home to a local convenience store and a popular pub/restaurant just a stone's throw from the front door. The property is also a short drive from the renowned Oyster Shack, Bigbury Beach, and Bigbury Golf Club, providing easy access to some of South Devon's most sought-after coastal destinations.



To view this property call Lang Town & Country Estate Agents on **01752 456000**.





TOTAL FLOOR AREA : 1076 sq.ft. (100.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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