







## Flat 5, Court Park House

Thurlestone, TQ7 3LT

Court Park House is a handsome period building full of character occupying a wonderful position on the outskirts of Thurlestone. Converted into six apartments and a cottage over 25 years ago, the building is surrounded by farmland with delightful views of the coast from an elevated yet secluded position. The property features generous and elegant proportions throughout both the building and the apartment with high ceilings and many retained period features.

This first floor apartment faces due South West towards the sea and therefore boasts a lovely outlook across the countryside and the village of Thurlestone to the coast. The property comprises a large reception room with two superb windows providing both excellent natural light and a place from which to enjoy the views, a well-appointed galley kitchen, a charming rear double bedroom, a modern and stylish bathroom with bath and shower and a central hallway.

The communal grounds which are mature, well tended and stocked with many varied plants and shrubs have pathways leading to the rear where there is an enclosed terrace, most of the gardens are laid to lawn. There is a large communal cellar with allocated storage areas and this apartment has two allocated parking spaces within a gravelled parking area.

Thurlestone was originally a coastal hamlet supporting fishing families, nowadays it boasts a 4\* Hotel and village pub, excellent golf course and tennis club, church, primary school and village hall, sandy beaches and the South West Coastal Path, offering a wealth of activities for both permanent residents and second home owners alike.

Please note that this property cannot be used as a holiday let and so would make a perfect second home or permanent residence in this beautiful location.



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A wonderful first floor apartment set in an attractive period house, in a quiet location close to the village of Thurlestone, enjoying lovely country and sea views, communal gardens, terrace and allocated parking

- One bedroom apartment
- Beautiful period building
- Private and secluded
- Stunning country and sea views
- High ceilings
- First floor
- Allocated internal storage area
- Coastal location
- Allocated parking
- Not to be used as a holiday let

## Flat 5, Court Park House, Thurlestone, Kingsbridge, TQ7 3LT

Approximate Gross Internal Area = 62.9 sq m / 677 sq ft

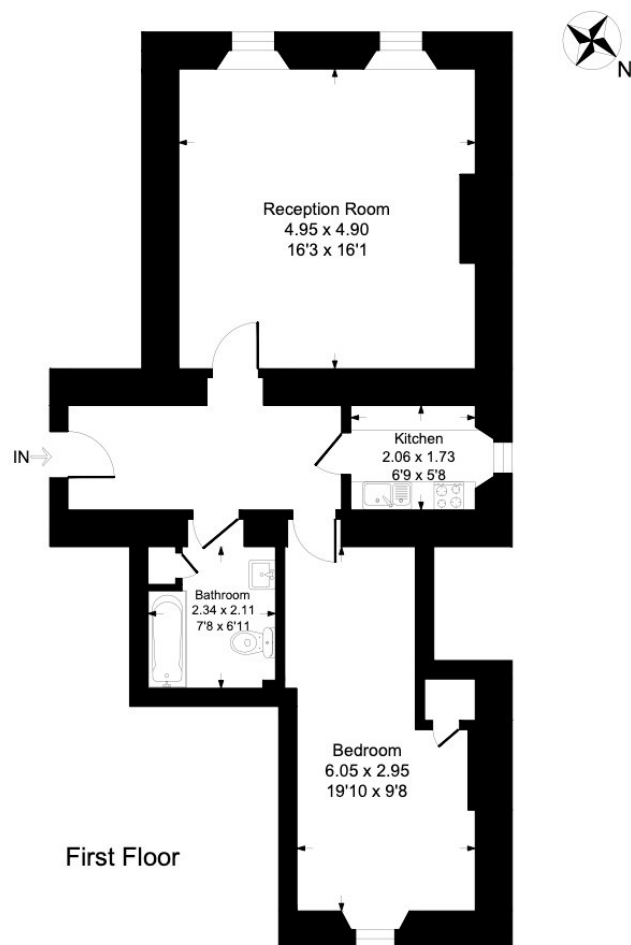


Illustration for identification purposes only, measurements are approximate, not to scale.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



### SERVICES

Mains electric and water. Private drainage.

### COUNCIL TAX

The property is in Council Tax Band C

### TENURE

Leasehold - 999 years from 01/01/1986. Management charges: £1800 p.a.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

### VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01549 845090

### DIRECTIONS

On entering Thurlestone, turn left into Court Park. Follow this road down the hill and, where the road bears around to the right, take the lane on the left. Court Park House will be found at the end of the lane with the parking area on the right.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		