



18 Crosslands

Thurlestone, Kingsbridge, Devon TQ7 3TF

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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This is a superb architect designed detached bungalow situated on a large corner plot with 2575 Sq.ft of accommodation (excluding the garage/workroom). The property is built of block and timber frame, and has exposed beams, high ceilings, and tiled flooring and safety glass throughout. There are stunning views to the coast and surrounding countryside to enjoy and a wraparound well-established landscaped garden.

The sunroom doubles as the entrance on the upper ground floor. On this level there are 3 spacious double bedrooms, a study/single bedroom, two bathrooms, one with separate shower cubicle and a cloakroom. The dual aspect dining room has sliding door onto the terrace and door into the sitting room. The sitting room is stunning with double height ceiling, a feature stone fireplace inset with a wood burner and full height floor to ceiling windows and sliding doors out to the terrace, which allow in plenty of natural light and give fantastic uninterrupted views to the sea and countryside. The spacious triple aspect kitchen/breakfast room has an access door out to the rear garden and enjoys glorious views to open countryside and the private rear courtyard. It's well laid out with plenty of floor and wall units with built-in Neff appliances, including a coffee machine and ample space for a large dining table and chairs.

On the lower floor is a large storage room with cloakroom/shower facilities, a further storeroom with shower and two garages/workroom. There is ample driveway parking/boat storage in front of the garages and paved paths and steps to wander around the various parts of the private garden, seating areas and courtyard.

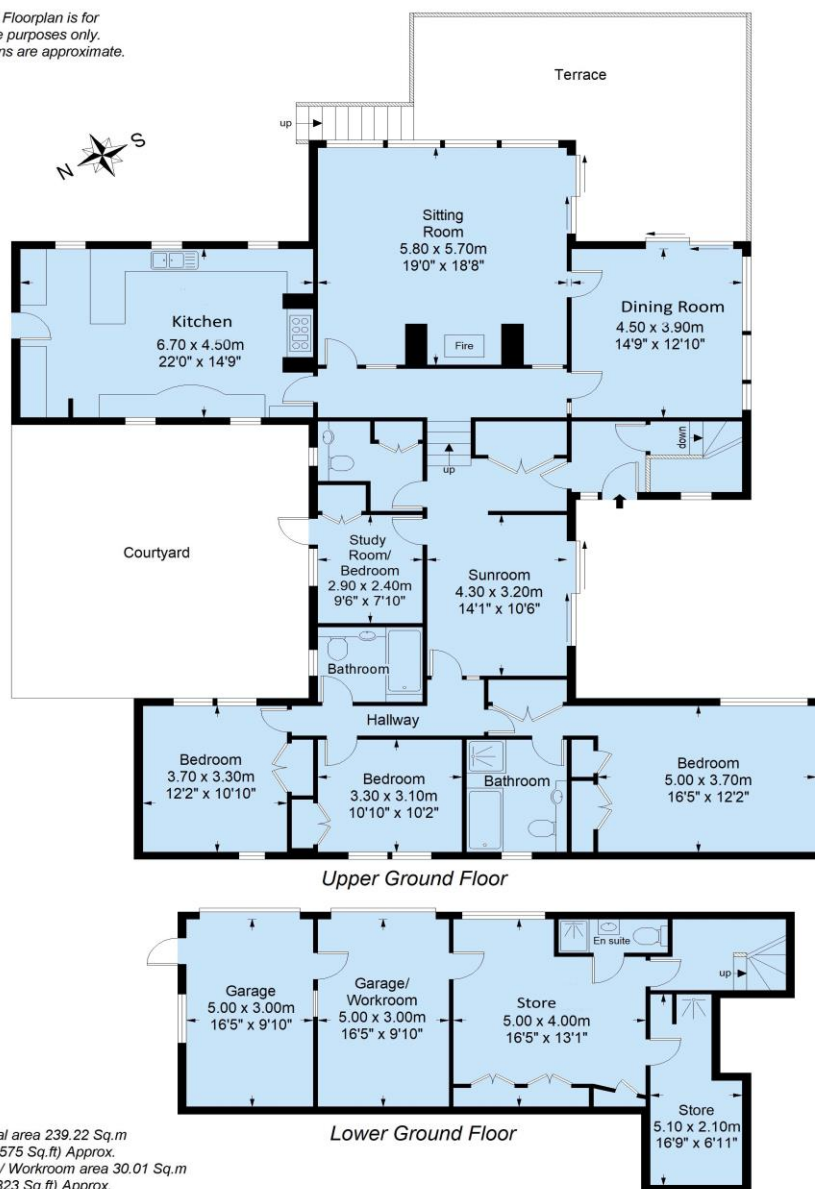
KEY FEATURES

- Stunning Architect designed detached two-storey bungalow
- Wonderful sea and country views
- Approx. 2575 Sq.ft of accommodation
- Beautifully presented with high quality finishes
- South facing terrace and private courtyard
- Landscaped wraparound gardens
- Two garages/workroom and plenty of parking
- Store rooms with shower facilities (could convert STP)
- 10-minute walk to the beach

BEDS 4 | BATHS 3 | RECEPTS 3 | EPC - D | COUNCIL TAX - G | TENURE - Freehold

SERVICES - Mains electricity, water and drainage. Underfloor heating. Oil fired boiler. LPG for the cooker. K Glass throughout. Approximately £145.00 paid yearly to the Mead Management Company for upkeep of the road, drains etc.

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



DIRECTIONS - From Kingsbridge take the Salcombe Road. After passing through the village of West Alvington, turn right signposted Thurlestone. Continue to follow the signs to Thurlestone, and on reaching the outskirts of the village, turn left into Court Park Road. Follow this road around and over the cattle grid into Mead Drive. Follow this road down the hill for about 150 yards and Crosslands will be found on the right-hand side.

VIEWING - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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