



**2 Meadcombe Road**

**Thurlestone, Kingsbridge, Devon TQ7 3TB**



## 2 Meadcombe Road, Thurlestone, Devon

*A superb south facing house in an elevated position with spacious and light accommodation and glorious views over surrounding countryside and out to sea.*

### Accommodation

#### Ground Floor

Entrance Porch, Hall, Sitting Room, Conservatory, Dining Room, Kitchen, Utility Room, Cloakroom, Store, Integral Garage.

#### First Floor

Four Double bedrooms, One En-Suite Shower Room, Two Bathrooms, Balcony

#### Outside

Double Garage, Driveway Parking, Established Lawned Garden with Mature Plants, Shrubs and Trees, South Facing Raised Patio Seating Area with Glazed Balustrade

#### Mileage

*Kingsbridge 5 miles; Salcombe 7 miles;  
Dartmouth 18 miles; A38 Devon Expressway 13 miles;  
Totnes 16 miles, with rail link to London Paddington  
(distances are approximate)*

#### Marchand Petit

Prime Waterfront & Country House Department

Tel: 01548 855590

Email: [kingsbridge@marchandpetit.co.uk](mailto:kingsbridge@marchandpetit.co.uk)











## KEY FEATURES

- Stunning location with southerly aspect
- Light and spacious free flowing layout
- Open plan kitchen/dining room with island
- Elevated position with superb sea views
- Large sitting room and conservatory
- 4 double bedrooms including master ensuite
- Landscaped gardens offering a degree of privacy
- Sought after village, walking distance to beach
- Ample driveway parking and garage







## SITUATION

2 Meadcombe Road is an impressive property superbly designed with a wonderful large reception room which overlooks the beautifully landscaped gardens and the sea beyond. The living accommodation has been thoughtfully designed with a free-flowing layout, perfect for family gatherings and entertaining. The kitchen/breakfast room is light and spacious and has been fitted with a range of Shaker style units incorporating a large island unit. From the dining area double doors lead into the conservatory and sitting room. Each with access onto a raised patio/outside dining area. Also on the ground floor is a useful storeroom, utility room and guest cloakroom/wc. On the first the accommodation is generous in proportion with a fabulous principal bedroom suite with dressing room and shower room/wc, three further double bedrooms and two further bathrooms. Outside the South facing garden, first floor terrace and patio are ideal spots to take in the amazing views. The property is enhanced by off street parking and a double garage.

Meadcombe is located in a commanding position, right in the heart of the coastal and highly regarded village of Thurlestone. Only a short walk from sandy beaches, providing breath-taking panoramic views.

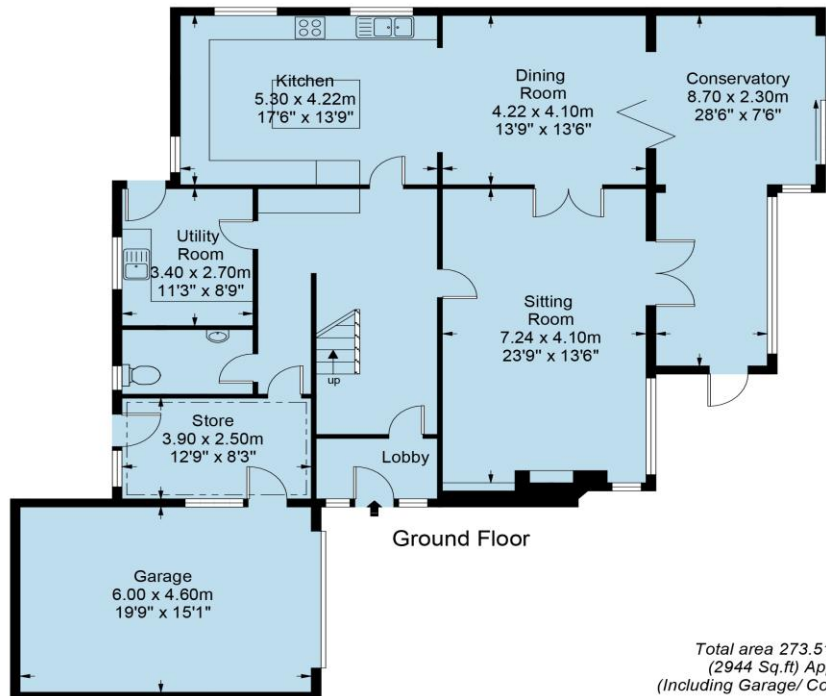
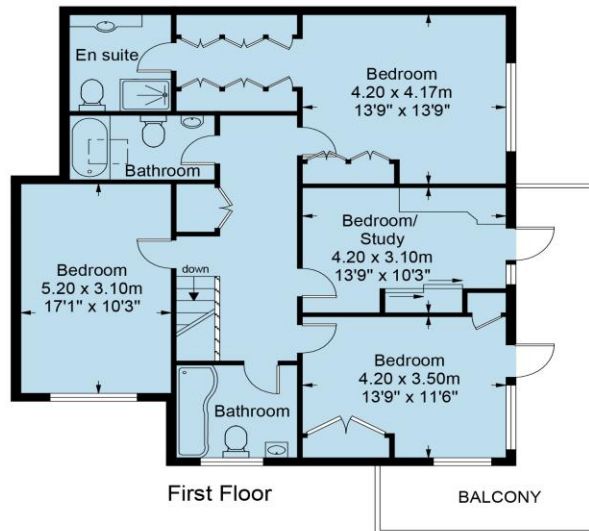
## LOCATION

Thurlestone has a vibrant community with popular primary school, a busy village hall, shop and post office, church and the 16th century Village Inn. There is even a converted BT Red Phone Box providing 'The Thurlestone Book Exchange'. The Thurlestone Hotel has a superb health club with spa, indoor and outdoor swimming pools and there is a fine 18-hole links golf course. The nearby market town of Kingsbridge provides a good range of shops, a health centre, leisure centre with indoor swimming pool, library, schools and churches.





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



Total area 273.51 Sq.m  
(2944 Sq.ft) Approx.  
(Including Garage/ Conservatory)

#### LOCAL AUTHORITY

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

**COUNCIL TAX** - Band F.

**EPC RATING** - Band B.

**TENURE** - Freehold.

#### SERVICES

Mains electricity, water and drainage. Solar panels.  
New oil-fired boiler.

#### MAINTENANCE/SERVICE CHARGE

There is a contribution made to the Mead Association of approximately £100 per annum for maintenance of private road and any jointly used services.

#### FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

#### VIEWINGS

Very strictly by appointment only through Marchand Petit Prime Waterfront & Country House Department 01548 855590.

#### DIRECTIONS

From Kingsbridge take the A381 Salcombe road out of town. After passing through the village of West Alvington, take the first turning right signposted PLymouth/Thurlestone. Follow this lane to a T- Junction and turn right. Follow this road for about one third of a mile, then turn left, signposted Thurlestone. Continue on this road into Thurlestone village, then take the first turning left into Court Park. Follow this road around to the right and then as it veers to the left you will go over a cattle grid into Mead Drive. Take the second turning on the right into Meadcombe Road and number 2 will be found on the right.



#### 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.

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand Petit  
ESTATE AGENTS