

MORCUM



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

MORCUM

Description

This is a substantial detached property providing approximately 1702 sq.ft of flexible accommodation situated in the heart of the popular village of Chillington. This bright and spacious house is situated just off the main road in a quiet position and would make an ideal family home. There is plenty of scope to create an annexe for a relative or teenagers, with the 4th bedroom on the ground floor having its own entrance and wet room.

Internally the accommodation comprises hall with built-in store cupboard, cloakroom and stairs to the first floor. The kitchen/dining room enjoys lovely views to the garden, it's well-equipped with ample fitted floor and wall units, integrated appliances, Aga, and has plenty of space for a dining table and chairs. Off the kitchen is a very useful utility room which has access out to the side of the property. There is an open walkway from the dining area through to the sitting room, the focal point of which is the stone built open fireplace with timber mantle, and the glazed French doors opening to the garden, flanked either side by windows which allow natural light to flood in. The conservatory is dual aspect and has access doors to the garden and through to the 4th bedroom/reception room with adjoining wet room.

Upstairs are three double bedrooms all of which have lovely views over the garden. The principal has an en-suite bathroom with corner bath with shower above, bedroom 2 has a shower room, and there's a further shower room off the landing.

Outside front is driveway parking for several vehicles/boat storage, a double garage with up and over door and pedestrian access. The private lawned south facing, rear garden is an absolute delight, with patio seating and borders full of mature plants, shrubs, trees and bushes.

Situation

The village of Chillington has its own few shops, post office, health centre and a pub. There is a primary school in the neighbouring village of Stokenham and fine parish churches in Stokenham and Sherford. The village is conveniently placed for easy access to the Salcombe and Dart estuaries, renowned for their sailing, and is also close to the beautiful South Devon coastline where there is a marvellous selection of beaches and coves linked by spectacularly rugged cliffs and headlands.

Directions

what3words - [drift.unlisted.ripe](https://www.what3words.com/drift.unlisted.ripe)

From Kingsbridge head out of town on the A379 Dartmouth coast road, going through the villages of West then East Charleton then Frogmore. The next village is Chillington, go past the Bear and Blacksmith pub and the village shop/post office, take the next right turn into Fairfield Way where you will find the property on the left-hand side.



PROPERTY DETAILS

Property Address

Morcum, 9 Fairfield Way, Chillington, Kingsbridge, Devon TQ7 2JX

Mileages

Kingsbridge 5 miles; Salcombe 10 miles; Dartmouth 11 miles; A38 Devon Expressway 15 miles; Plymouth 25 miles (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired central heating.
Kidde Carbon Monoxide alarm. 2 smoke alarms.

EPC Rating

Band D. Current: 59, Potential: 73

Council Tax

Band D.

Tenure

Freehold.

Authority

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

Key Features

- Substantial, detached family property
- Spacious, versatile accommodation (scope to create a self-contained annexe)
- Private, well-established rear garden
- Double garage, ample driveway parking/boat storage
- Quiet location in a popular village
- Easy walk to amenities
- 10 minute drive to the beach at Torcross

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others 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.

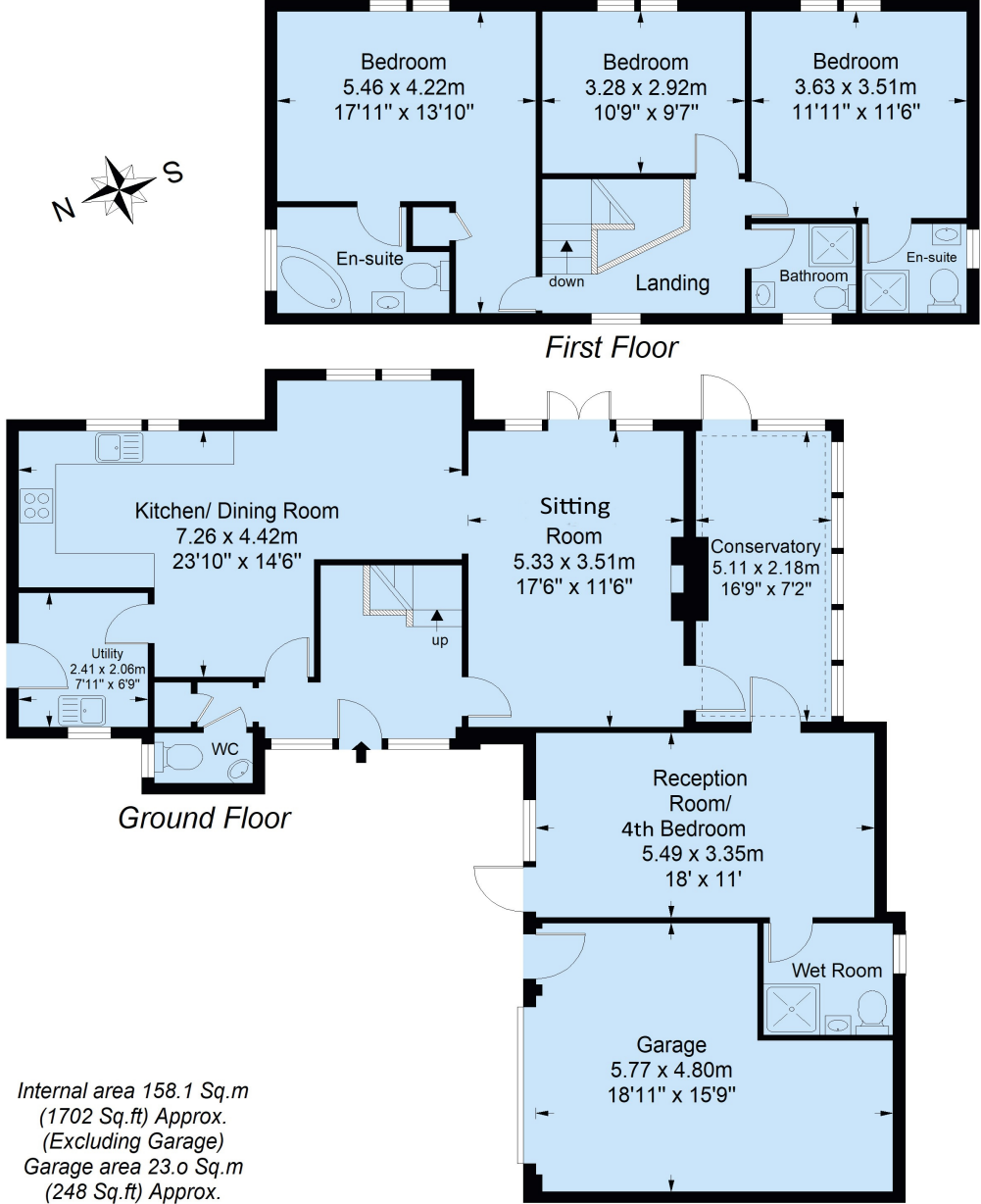
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN

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



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