

HOLBROOK FARM



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

HOLBROOK FARM

Description

Located in a peaceful, tucked away location, yet within walking distance to local amenities is this superbly presented, bright and spacious family property which has been meticulously refurbished by the current owners.

The property is approached over a shared private driveway and has a single garage, double garage (currently a gym) and ample parking/boat storage for up to 6 vehicles. The wraparound garden is beautifully planted with paved and gravelled pathways, well-manicured lawns and borders of mature shrubs, bushes and plants. To the front is a lovely, discrete seating area, ideal for entertaining or simply relaxing and taking in the south facing views over the front towards open-countryside beyond. There is also a very handy timber shed and wood store.

The accommodation comprises entrance hall with stairs to the first floor, study, contemporary kitchen with central island, and plenty of fitted units with integrated appliances. Off the kitchen is a useful utility with access out to the side of the property and a cloakroom. Completing the ground floor is the dual aspect sitting room with a log burner.

Upstairs are 3 double bedrooms with built-in storage, one single bedroom and a well-appointed bathroom with bath and walk-in shower.

All ground and first floor rooms are south facing and have large picture windows, allowing you to take in the scenic views and which flood the rooms with natural light.

Please note that the vendors of this property are 'connected persons' as defined in Section 21 of the Estate Agents Act.

Situation

Stokenham is a pretty village with two pubs, an excellent primary school and a fine church and is close to the coastal village of Torcross and the popular Blackpool Sands. The market town of Kingsbridge, at the head of the Salcombe Estuary, is about 6 miles away with the sailing centres of Dartmouth and Salcombe also close by. Nearby is the beautiful South Devon coastline where there is a marvellous selection of beaches and coves linked by spectacularly rugged cliffs and headlands and Slapton Ley Nature Reserve which attracts visitors from all over the world, and is the largest freshwater lake in the South west.

Directions

what3words - crescendo.bandage.cricket

From Kingsbridge take the A379 Dartmouth road out of town passing through a series of villages. On reaching Stokenham continue on to the mini roundabout at Carehouse Cross where you need to turn left. Go past the school then as the road bends to the right turn left into a paved driveway where you will see Holbrook Farm is the second property in on your right.



PROPERTY DETAILS

Property Address

Holbrook Farm, Stokenham, Kingsbridge, Devon TQ7 2SJ

Mileages

Kingsbridge 5 miles; Salcombe 11 miles; Dartmouth 9 miles (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired boiler. Log burner. Smoke alarm in kitchen. Carbon Monoxide detector in lounge.

EPC Rating

Band D. Current: 61, Potential: 67

Council Tax

Band F.

Tenure

Freehold.

Authority

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

Key Features

- Beautifully presented, south facing property
- Fully renovated by the current owners
- Contemporary kitchen and separate utility
- 3 double bedrooms and 1 single
- Wraparound, landscaped garden
- Single garage + double garage/gym and parking for up to 6 vehicles
- Peaceful, tucked away village location
- Walking distance to village amenities

Fixtures & Fittings

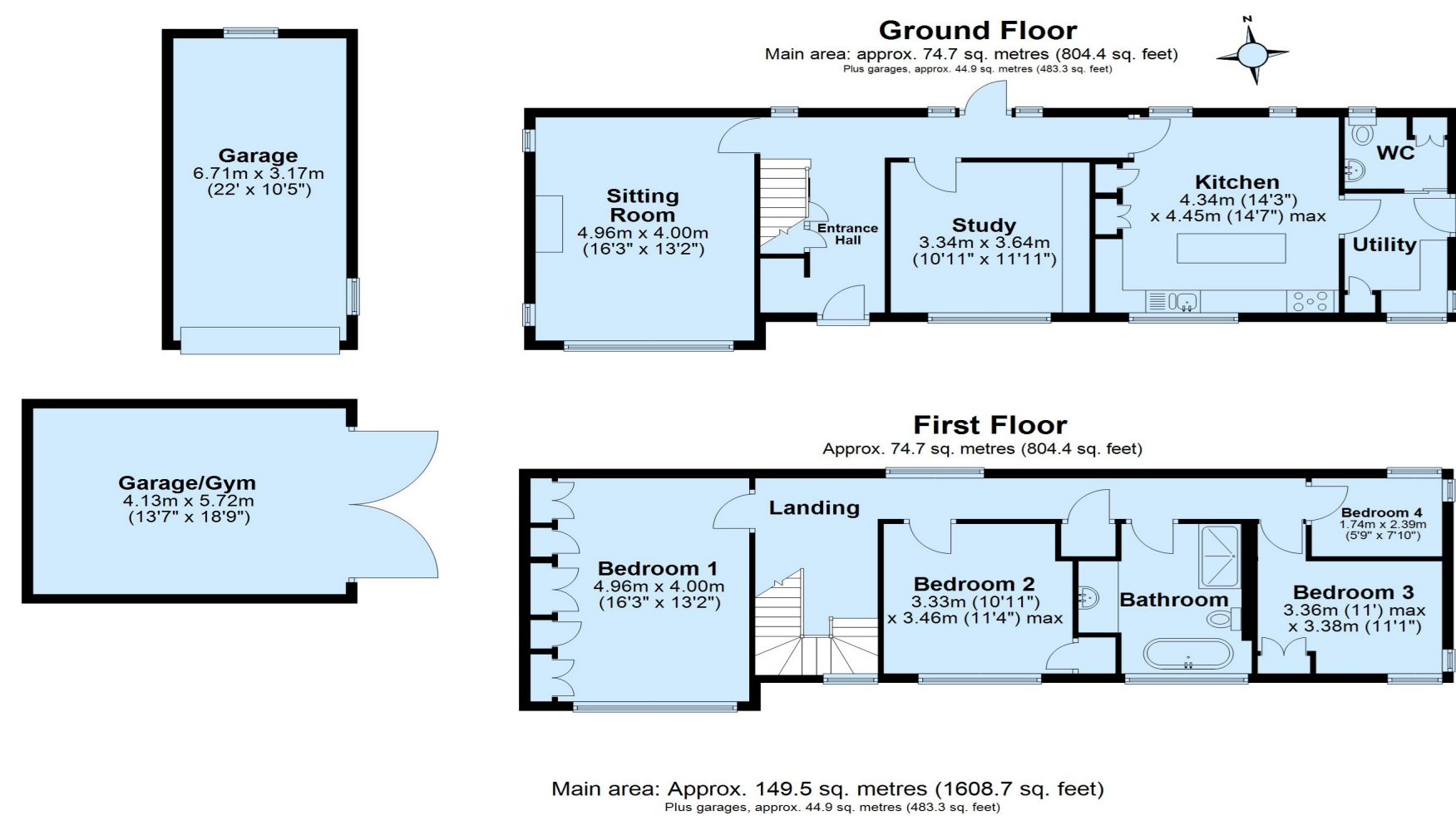
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590