

# HOMEFIELD HOUSE

## THURLESTONE



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY



# HOMEFIELD HOUSE

## Description

This delightful 4-bedroom detached property was built in the late 90's and sits within the private and exclusive development of Homefield, in the sought after village of Thurlestone.

The property sits behind a boundary wall and is accessed through large timber gates onto the driveway or a pedestrian gate on to a front terrace with path up to the front door. On entering you step into the hallway which has stairs to the first floor then through to the open plan living accommodation. The spacious sitting room has a feature period style open fireplace, with wood surround, windows to the front and patio doors out to the rear terrace allow light to flood in. The open plan layout leads through to the snug which again has patio doors out to the rear terrace. The well-equipped, dual aspect kitchen/dining room has fitted floor and wall units, a Miele dishwasher, Neff oven and microwave and space for a large dining table. Off the kitchen is a utility room which houses the Vaillant boiler and has space and plumbing for a washing machine and dryer, a storage cupboard housing the hot water tank and pressurised system plus a cloakroom and door to the side garden make this a useful addition to the property.

Beyond the utility lies the principal bedroom, dressing area and en-suite bathroom with shower above the bath, twin hand basins, wc and heated towel rail.



## First Floor

Stairs lead up to a bright landing with window giving views out to the front of the property. There are three large double bedrooms all of which have lovely views overlooking the rear garden to open countryside. Bedroom 2 enjoys en-suite facilities whilst the other two have use of the fully tiled shower room with rainfall shower and heated towel rail.

## Outside

Double gates lead from the private road into the large driveway where there is parking for several vehicles. The front terrace offers a private seating area, to the side a pathway leads round to the large lawned rear garden, terrace and storage shed. There is a further set of double gates to the left of the property giving access to the garden which is an ideal spot for additional parking, boat storage, or for building a garage, subject to the relevant planning permission.





## KEY FEATURES

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- Superbly presented detached family home
- Located in a private development of 8 properties
- Light and spacious open plan kitchen/dining, sitting room and snug
- Ground floor principal bedroom with en-suite bathroom
- 3 further double bedrooms, shower room and en-suite
- Utility room and separate cloakroom
- Driveway parking for several vehicles and space for a garage STPP
- Large wraparound landscaped garden and patios
- Central village location, walking distance to amenities and beach
- Perfect family house, easy to lock up and leave, or holiday let





# PROPERTY DETAILS

## Property Address

Homefield House, Thurlestone, Kingsbridge, Devon TQ7 3LF

## Mileages

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)

## Services

Mains electricity, water and drainage. Propane gas boiler supplying domestic hot water and central heating.

**EPC Rating** - Band E. Current: 47, Potential: 52

**Council Tax** - Band G

**Tenure** - Freehold

## Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

Tel: 01803 861234.

## 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.

## Directions

what3words - slug.rock.supported

From Kingsbridge head out of town on the A381 towards Salcombe, go through the village of West Alvington then turn right at the sign for Thurlestone/Plymouth, at the end of the lane turn right again. Continue along this road for a short distance then turn left towards Thurlestone. On entering the village go past the Primary School and just before you reach the Village Inn pub the entrance to Homefield will be seen on your left-hand side.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge.

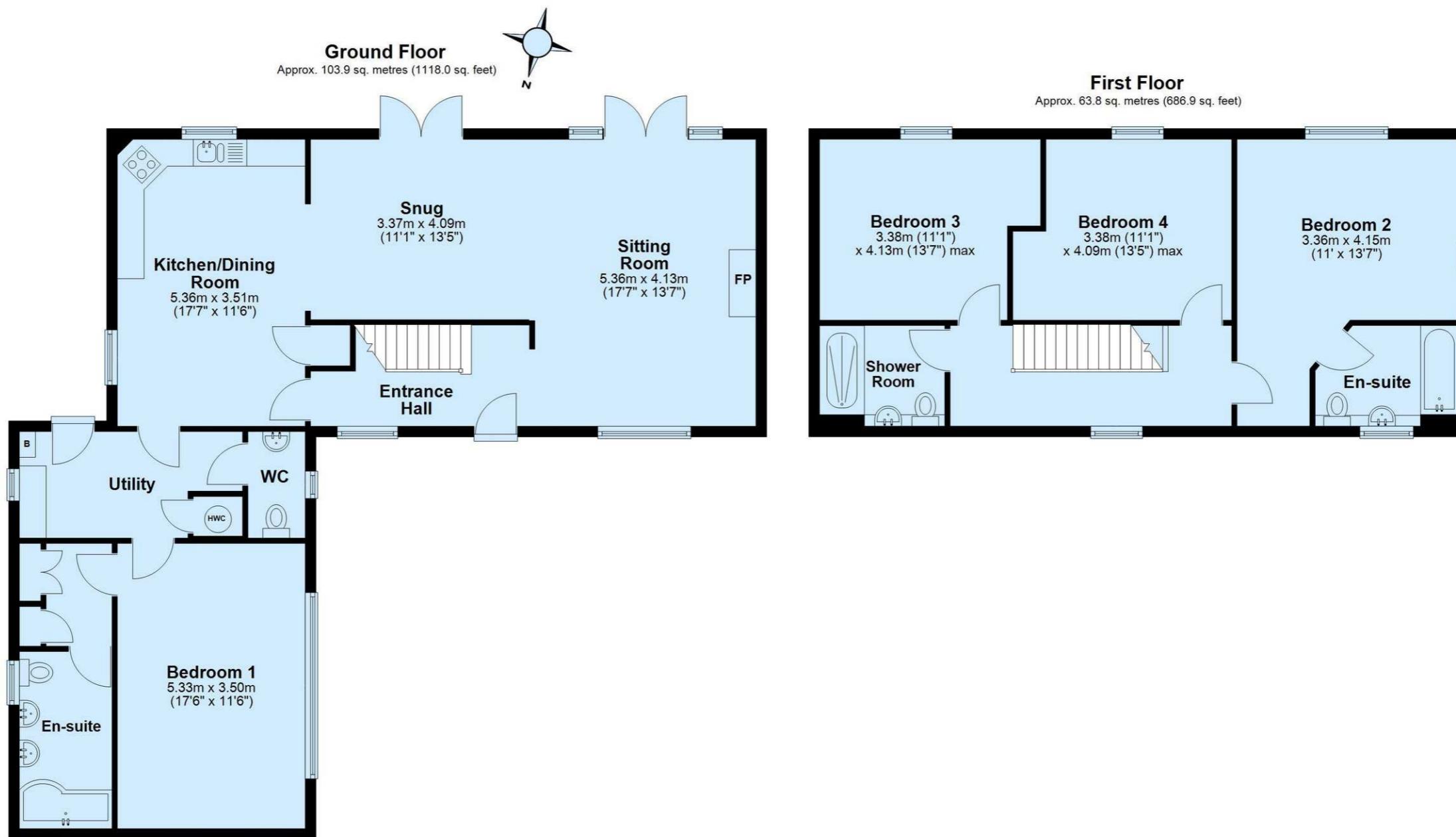
Tel: 01548 857588.



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# FLOOR PLAN

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Total area: approx. 167.7 sq. metres (1804.9 sq. feet)



**MARCHAND PETIT**

COASTAL, TOWN & COUNTRY

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

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