



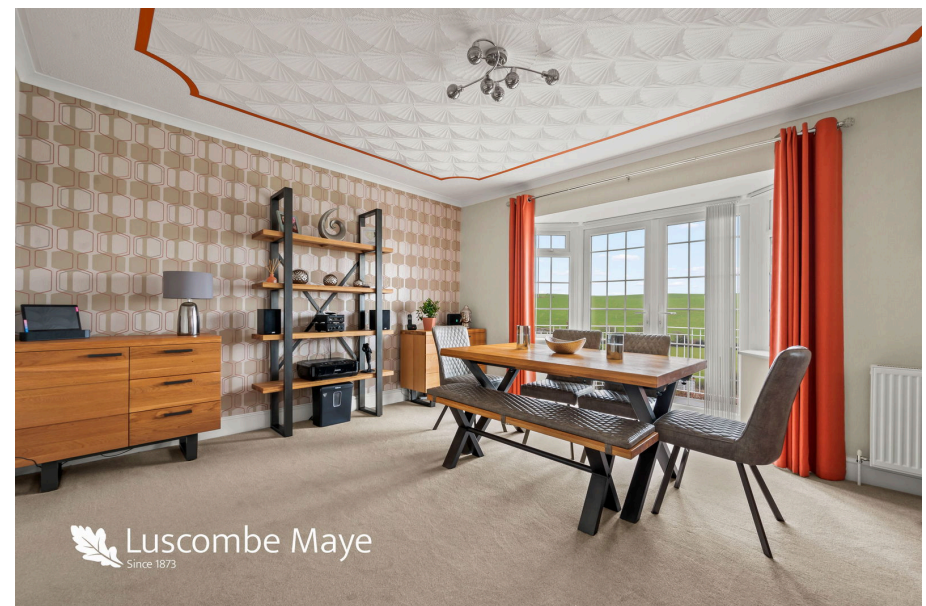
Luscombe Maye  
Since 1873



# Belle Cross Road, Kingsbridge

Guide Price £775,000

5 2 2





Offered to the market for the first time in 42 years, this beautifully maintained detached family home presents a rare and unique opportunity. Nestled on the edge of town yet within easy walking distance of local amenities, the property sits on a substantial plot, offering an exceptional living experience with five generously proportioned bedrooms.

Upon arrival, a welcoming porch provides ample space for coats and shoes, leading into the heart of the home. The expansive sitting/dining room is a wonderful space to relax and entertain, featuring a stunning balcony that extends the living area outdoors, perfect for alfresco dining while enjoying far-reaching views of the picturesque Devon countryside. A versatile downstairs bedroom offers flexibility, ideal as a home office or study.

The well-equipped kitchen is fitted with an array of wall and floor-mounted units and benefits from direct access to the rear garden, where rural vistas unfold. Adjoining the kitchen, you will find the breakfast/dining room. A convenient cloakroom/utility complete the ground floor.

Upstairs, four generously sized bedrooms, all enjoying countryside views, offer comfortable accommodation. The principal bedroom benefits from an en-suite, while a well-appointed family bathroom serves the remaining rooms.

The property provides easy access to Kingsbridge's excellent amenities. From independent shops, supermarkets and a variety of restaurants and pubs to the leisure centre and cinema, everything you need is within reach. The town also boasts a health centre, a harbour with boating facilities and a thriving community atmosphere.

Kingsbridge is perfectly positioned at the head of the Salcombe Estuary, offering excellent access to the stunning Devon countryside and coastline. With some of the region's most beautiful beaches just a short drive away, this property presents an incredible opportunity for anyone seeking a vibrant lifestyle in a serene setting.



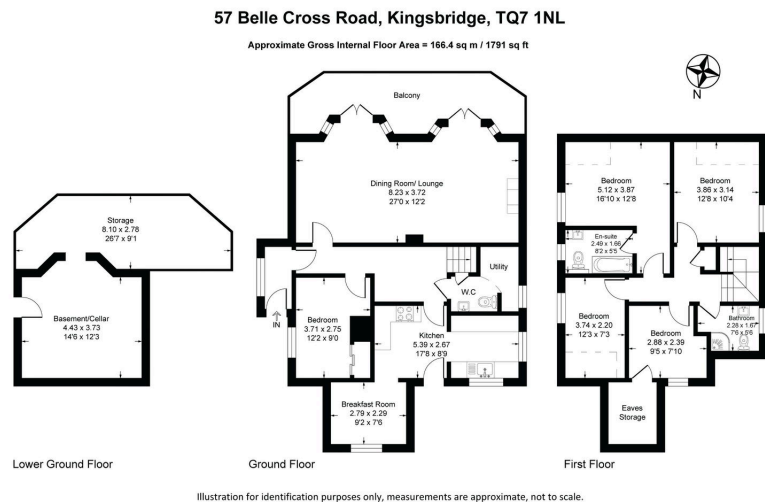
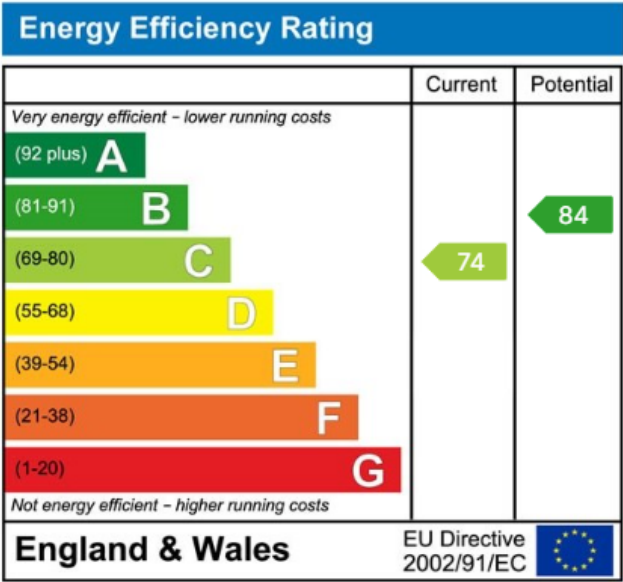


Illustration for identification purposes only, measurements are approximate, not to scale.

- Spacious Detached House
- Large Plot
- Sitting/Dinning Room With Balcony
- Driveway With Ample Parking
- Proximity To Amenities
- 5 Well Proportioned Bedrooms
- Stunning Rural Views
- Light & Airy Throughout
- High Degree of Privacy
- Large Basement



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.