



Luscombe Maye
Since 1873

Springfield Drive, Kingsbridge

Guide Price £780,000

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Architecturally striking, this unique detached property offers a seamless blend of modern design and traditional elements, featuring a pristine white exterior, tiled roof with dormer windows, and solar panels. A 5KW solar rig, owned outright and subject to the Feed-In Tariff (FIT), delivers a significantly higher return—resulting in an energy export income of approximately £900 annually, in addition to reduced daytime electricity billing. This energy-efficient feature adds substantial value and long-term sustainability benefits to the home.

The home features a signature A-frame window and a stone-clad facade that lend strong visual appeal. A large, elevated deck—accessed via sliding glass doors from the main living area—offers an ideal space for outdoor living and entertaining. The landscaped garden to the rear of the property is a private oasis, adorned with mature trees, banana trees, and palm trees, creating a tranquil and tropical atmosphere.

The detached garage, painted light grey with a pitched roof, includes a remote-controlled roll-up door that remains under guarantee. The garage not only offers secure storage and parking for four cars, but also features a fully finished upper level, complete with an office and sunroom—ideal for working from home or enjoying peaceful moments away from the main living space.

Inside, the property reflects a light and airy coastal aesthetic. The ground floor comprises two well-proportioned bedrooms and an expansive sitting and dining room that flows into a thoughtfully designed kitchen, equipped with modern cabinetry and integrated appliances. Double-glazed doors from the dining room open onto the rear garden, while a door from the living area leads to glazed sliding doors that open onto a generous front-facing balcony. This elevated outdoor space offers pleasant views over Kingsbridge Town and the surrounding hills, providing a seamless extension of the living area.

The first floor houses the luxurious master suite along with Bedroom 4, both are bathed in natural light through large windows and skylights and are served by second family bathroom with corner shower suite.

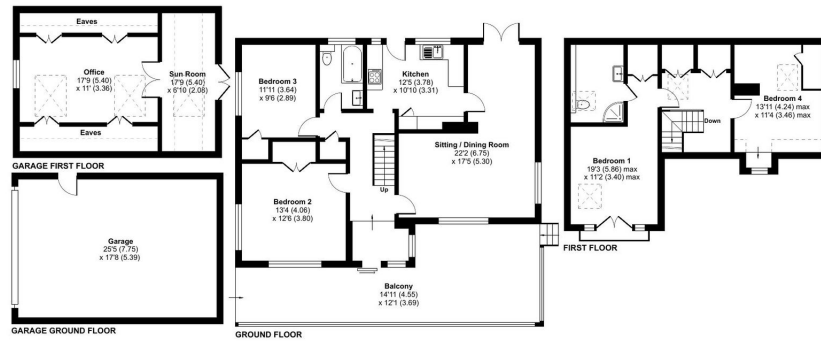


Quay Top, Springfield Drive, Kingsbridge, TQ7

Approximate Area = 1488 sq ft / 138.2 sq m
Limited Use Area(s) = 162 sq ft / 15 sq m
Garages = 744 sq ft / 69.1 sq m
Total = 2394 sq ft / 222.3 sq m
For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1307521



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Use the QR code for further "Material Information" about this home

- Architecturally Unique Detached Property
- Immaculately Presented Throughout
- Balcony with Extensive Views over Kingsbridge Town and Beyond
- Private Garden with Tropical Planting
- Four Well Proportioned Bedrooms
- EPC Rating B
- Close to Schools and Local Amenities
- Large Garage/ Ample Parking and Storage

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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