



Luscombe Maye
Since 1873

Herons Reach, Kernborough

£825,000

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Nestled in the heart of the South Hams countryside, Herons Reach is a beautifully presented three-bedroom detached bungalow offering generous living accommodation and exceptional outdoor space, set within a garden approaching 1 acre. This charming home enjoys far-reaching countryside views and is situated in the quiet hamlet of Kernborough, just a short drive from the popular market town of Kingsbridge and the stunning South Devon coast.

Internally, the property boasts a spacious and flexible layout comprising a large sitting room with dual aspect windows and garden views, a separate dining room, which opens onto a well-appointed kitchen with adjoining utility room. There are three well-proportioned double bedrooms, with an en-suite wet room to the principal bedroom, alongside a family wet room. The bungalow offers ample built-in storage and enjoys a bright, airy feel throughout.

Externally, the property sits within expansive mature gardens, ideal for families, keen gardeners or those simply seeking a tranquil countryside retreat. A large garage and private driveway provide ample parking and storage.

Whether you're looking for a peaceful family home, a rural escape, or a single-level property with generous grounds, Herons Reach is a rare opportunity in a highly sought-after location.

Key Features:

Verified Material Information

Council Tax band: F

Tenure: Freehold

Property type: Bungalow

Property construction: Standard brick and block construction

Energy Performance rating: D

Number and types of room: 3 bedrooms, 3 bathrooms





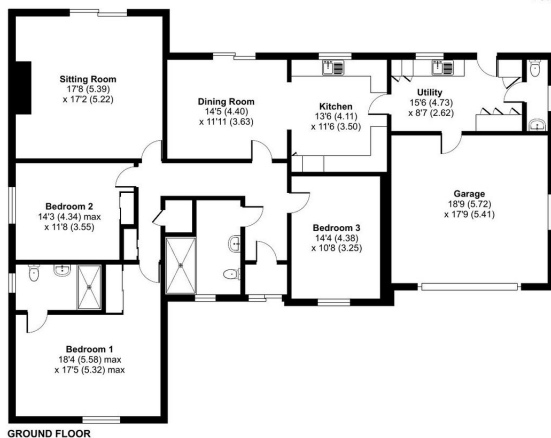
Kernborough, Kingsbridge, TQ7

Approximate Area = 1763 sq ft / 163.7 sq m

Garage = 334 sq ft / 31 sq m

Total = 2097 sq ft / 194.7 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1346502



- Three-Bedroom Detached Bungalow
- Beautiful Countryside Views
- Master Bedroom with En-suite
- Ample Driveway Parking
- Generous Plot, Approaching 1 Acre
- Large Sitting Room and Separate Dining Area
- Integral Double Garage



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	