



Luscombe Maye
Since 1873

Kingston, Kingsbridge

Guide Price £850,000

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DESCRIPTION

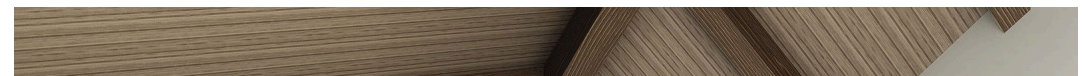
Appletree Wyke offers the exciting opportunity to purchase a brand new two-storey, three bedroom/ two bathroom detached SIP house (planning application number: 2275/22/FUL).

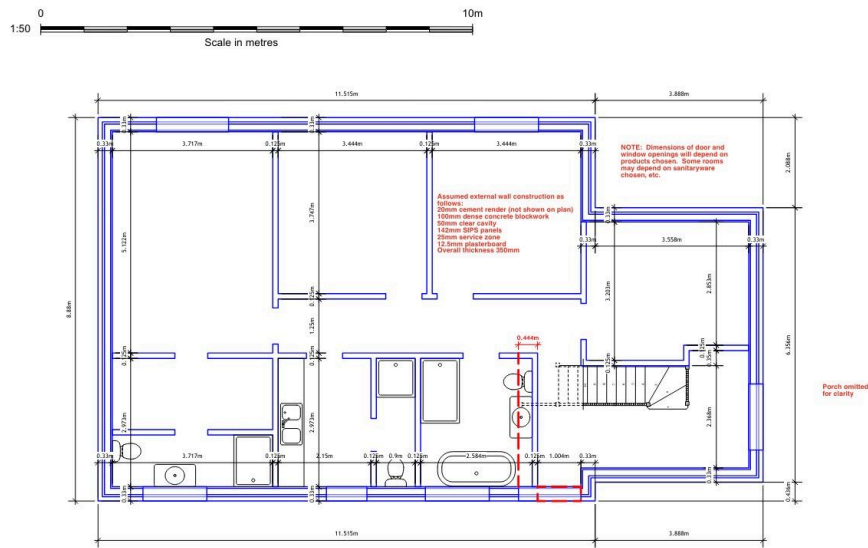
The property is situated down a quiet lane in Kingston within easy walking distance to the village centre, public house and countryside walk down to Wonwell Beach, Westcombe Beach and Ayrmer Cove. Bigbury is located within walking distance or a short drive and is the perfect spot to enjoy surfing and beach days throughout the year.

Benefiting from a high degree of privacy and an elevated position, Appletree Wyke will offer a detached three bedroom SIP house finished to the highest of standards with modern finishes throughout. The current owners are building the property and welcome input from the purchaser regarding these finishes. The current owners obtained planning permission in 2022 to demolish the existing bungalow and build a modern three-bedroom detached SIP house. To find further information on the approved planning use the following application number (2275/22/FUL) on the South Hams Planning Portal. The property would benefit from wrap around garden, parking and a detached garage.

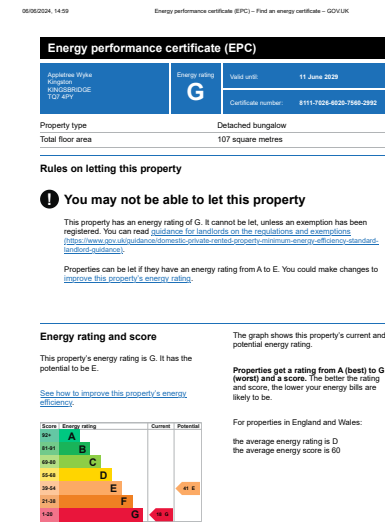
SITUATION

Kingston is a sought after village in the South Hams area of South Devon. The nearest town of Modbury is about 3 miles away, the larger town of Kingsbridge, offering a greater and wider range of recreation and commercial facilities is about 8 miles distant and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 10 miles to the north. Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty'. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, baker, grocers, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile library.





- Coastal Village Location
- New build detached house
- Countryside Views
- To include high standard finishes
- Wrap around garden
- Walking distance to Wonwell Beach
- Driveway parking
- Quiet and Peaceful Location
- Detached single garage
- Input to the Vendor/builder regarding the finishes



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