



Wimbeck



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4 Kingston Farm Cottages, Kingswear, TQ6 0EG

Dartmouth 3 miles Totnes 11 miles Exeter 30 miles

A wonderful 4 bedroom family home occupying a 0.3 acre plot situated in a rural yet accessible location.

- No onward chain
- Stunning Rural Setting
- Parking
- Freehold
- Approx. 0.3 acre plot
- 4 bedrooms
- Garden studio
- EPC D / Council Tax D

Guide Price £725,000

SITUATION

Wimbeck occupies a peaceful position in the rolling South Hams countryside yet only moments from the coast and the pretty village of Kingswear. The property offers easy access to the stunning south west coastal path which leads to many quiet beaches and coves nearby. Kingswear sits on the sunny east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is one of the most picturesque in the South Hams offering two popular pubs, a tapas wine bar, coffee shop, post office, village shop and a church. Kingswear is popular with the sailing community and offers excellent marina facilities, deep-water moorings and is home to the Royal Dart Yacht Club. There is plenty to do in the area with the South West footpath on your doorstep, an abundance of beaches, coves and golf courses nearby. A seasonal steam train service operates to Paignton whilst a regular bus service links to the towns in Torbay. A 5-minute passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants. The South Devon Expressway (A380) is 11 miles away and provides speedy access to Exeter and the country beyond whilst main line rail links to London Paddington can be made in Totnes and Newton Abbot.

DESCRIPTION

Wimbeck is situated on a quiet private lane on the outskirts of Kingswear set in the rolling South Hams countryside. The property enjoys a great deal of privacy in an idyllic setting yet is conveniently located for easy access to the surrounding towns and villages. The property offers spacious and versatile accommodation and is perfect for modern family living. On the ground floor there is a generous reception room, library/snug, cosy sitting room, study and fabulous kitchen/dining room. On the first floor there are four good sized bedrooms (one with ensuite facilities), a family bathroom whilst there is also a loft room which is an ideal children's playground and additional storage space. The garden is a stunning feature of the property with a large paved terrace leading to a mature, lawned garden with vegetable patch and a garden studio offering a multitude of uses. There is ample parking for several vehicles and in all the plot measures 0.3 acres.



ACCOMMODATION

The front door leads to a spacious and welcoming entrance hall with plenty of space for shoes and coats. The entrance hall provides access to a study overlooking the front of the property as well as the wonderful reception room with feature brick fireplace with open log fire. Next to the reception room is the library/snug which has fitted shelving, French doors opening to the garden and in the cooler months a wood burning stove provides a warming focal point. The cosy sitting room which has an additional wood burning stove with brick surround and built in storage to either side. Next to the sitting room is the kitchen/dining room which has a range of floor and wall mounted units above and below tiled surrounds and flooring. The kitchen offers an integrated electric oven, gas hob (LPG) and has space for a dishwasher. The kitchen is divided from the dining area by the worktop making this a sociable area and perfect for entertaining. Next to the kitchen is the ground floor cloakroom with WC and wash hand basin and also the useful utility room which houses the oil fired boiler and there is space for a fridge, freezer and washing machine.

Stairs rise to the first floor and four bedrooms on offer. Bedrooms one is of a generous size and enjoys a wonderful outlook over the garden and is served by a luxurious ensuite bathroom comprising a bath, separate shower, WC, wash hand basin and sauna. Bedrooms two and three will both easily accommodate a double bed whilst bedroom four provides access to the sizeable loft room which is a versatile space and an ideal children's play room with additional storage space. Completing the accommodation on the first floor is the family bathroom complete with bath with shower over, WC, wash hand basin and an airing cupboard housing the hot water cylinder.

OUTSIDE

To the front and side of the property is space to park two to three vehicles. A gravel driveway leads to the rear of the property and the generous paved terrace which can also be accessed from the library or the kitchen/dining room making this ideal for alfresco dining. Steps rise to the garden which is mostly laid to lawn and bordered by mature trees and shrubs which provide a wealth of colour and privacy whilst there is also an area for growing vegetables and potting shed. A garden studio room offers a versatile space to either relax and enjoy the surrounding or an ideal office for those working from home or an artists studio as power, light and water are connected.

TENURE

Freehold.

SERVICES

Mains electricity. Private water and drainage. Oil fired central heating. Standard broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

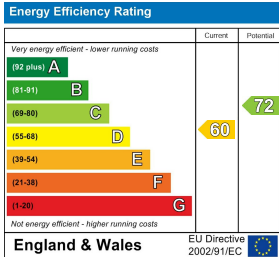
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Churston, take the A379 towards Kingswear and Dartmouth. On reaching the roundabout at Hillhead take the second exit straight over. Take the next left onto Slappers Hill signed Kingswear. Take the next left signed Boohay, Nethway, Kingston. Continue on this road towards Coletton Fishacre for approximately 1 mile and turn right into Kingston Farm and the property can be found a short distance along on the right.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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