



CHI

MEADOW COURT

CHURCHSTOW



TQ7 3QW

MEADOW COURT

GROUND FLOOR

Entrance Hallway | Living Room | Dining Room | Kitchen | Utility | Garage

FIRST FLOOR

Bedroom 1 | Bedroom 2 | Bedroom 3 | Family Shower Room

EXTERNAL

Driveway With Ample Parking | Double Garage | Large Wrap Around Garden





“A detached property affording countryside views and large wrap around garden”...

A charming and spacious family home nestled in a tranquil setting with stunning countryside views. Upon entering, you are welcomed by a bright and airy entrance hallway that leads seamlessly into the inviting living room. The centerpiece of this cosy space is a multi fuel convector log burner set within a stone fireplace, creating a warm and homely atmosphere. Adjacent to the living room is the versatile open plan dining room, which flows into the sun room. This space is bathed in natural light, with sliding doors that provide access to the patio. From the patio, steps lead down to the beautifully maintained garden, offering an ideal setting for outdoor entertaining. The dining room also provides access to the kitchen, which boasts ample wall and floor cabinets, generous worktop space, and built-in ovens, making it a practical and efficient space for cooking. A door from the kitchen leads to a utility room, convenient W/C, and internal access to the double garage.





Upstairs, the property offers three bedrooms, all of which benefit from picturesque countryside views. Bedroom 1 is particularly spacious, featuring built-in wardrobes for ample storage. The second bedroom, a comfortable double, includes a handy basin, while the third bedroom, a further double, offers built-in storage.

- Privately secluded
- Incredible rural views
- Large well maintained gardens
- Double Garage
- Driveway Parking
- Opportunity to modernise

While Meadow Court is well-maintained, it may benefit from modernisation, offering an exciting opportunity to personalise the home to your taste.

Externally, Meadow Court sits on a large, wrap-around garden, primarily laid to lawn. The outdoor space provides plenty of room for gardening, relaxation, and activities.

The spacious driveway can easily accommodate multiple vehicles, with the added convenience of a double garage for additional parking or storage needs.





CHURCHSTOW

The village of Churchstow provides day to day amenities including a church, a village shop/post office together with an excellent local Inn. Two miles to the East lies the market town of Kingsbridge which in turn provides a comprehensive range of educational, recreational and shopping facilities. The property is ideally placed for the beautiful sandy beaches of Bantham and Thurlestone just two miles to the Southwest. There is a regular bus service from Plymouth to Dartmouth that runs through Churchstow and on to Kingsbridge. 5 miles to the south lies the much sought after town of Salcombe which again provides a number of shops, restaurants, cafes and inns together with numerous water activities. There are also a number of beaches as well as mooring pontoons at Batson and Shadycombe.

Salcombe 6.7 miles - Totnes 13.3 miles (Railway link to London Paddington) - Kingsbridge 1.7 miles

All distances approximate



TOTAL APPROXIMATE AREA: 176.5 SQ METRES 1900.2 SQ FT



Tenure: Freehold

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Oil fired central heating

EPC: Current E (50) Potential C (78)

Viewings: Very strictly by appointment only

Directions: From Kingsbridge take the A379 road towards Modbury, follow this road into the village of Churchstow. When entering Churchstow continue past the industrial estate and before the pub take the left turn and then an immediate right into Meadow Court.

What three words: [///lousy.novelists.scatters](http://lousy.novelists.scatters)

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



113 FORE ST, KINGSBRIDGE TQ7 1BG

kingsbridge@charleshead.co.uk

01548 852 352

www.charleshead.co.uk