

RIDGE HOUSE WEST CHARLETON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

RIDGE HOUSE

Description

Set in an enviable position with fantastic views to the Kingsbridge/Salcombe estuary and surrounding countryside, this beautifully modernised and extended detached residence offers a sophisticated blend of contemporary design and practical family living. Thoughtfully configured across a reverse-level layout, the property maximises natural light and capitalises on its breathtaking surroundings, creating a home that is both functional and visually exceptional.

The ground floor has been arranged to accommodate everyday living needs with ease and efficiency. The entrance hall, from which the stairs lead up to the first floor, is both welcoming and well-proportioned, providing access to the utility room and boot room on one side and two double bedrooms on the other, as well as providing a practical study area. The far bedroom has an en-suite shower room and the second has a shower room opposite. The shower rooms are stylish and well-appointed. The boot room contains a number of storage cupboards and the battery. It also leads through to the boiler room and garage, each of which provides additional storage.

The first floor landing leads into the living room, an exceptionally large open plan area comprising a sitting area with extensive views across the Kingsbridge/Salcombe estuary, a galley style kitchen and a discrete dining area in the extension which has been glazed specifically to maximise views of the garden and the open field beyond. The kitchen is equipped with two Neff ovens (one multi-function and the other a combined oven/microwave) and a warming drawer. The large induction hob is also by Neff. The Franke stainless steel sink (one and a half bowls) with waste disposal unit is set into the Silestone worktop. The cupboards include four large pan drawers and a double larder unit. The reverse side of the kitchen peninsula contains cupboards and bookshelves in a light oak finish which matches the beautiful engineered oak floor. The ambiance of the room is enhanced by a log burner with exposed stainless steel flue. This whole area is filled with natural light throughout the day.

Opposite the living room is the triple-aspect principal bedroom which includes a dressing area leading into the en-suite bathroom, equipped with a BetteForm steel bath, heated towel rail, vanity unit and matching wall cabinet and wall-hung W/C. The floor is finished in light oak effect ceramic tiles.

Externally, the property is equally impressive. The home is approached via a generous driveway providing parking for several vehicles, alongside a low-maintenance Mediterranean style front garden laid with gravel and complemented by a patio seating area, all bounded by timber fencing and attractive stone walling with plant and shrub borders.

To the side of the property, steps lead upward to the lawned rear garden. This well-designed outdoor space features planted borders, timber-framed planters, and seating areas, creating a peaceful and versatile environment for both entertaining and quiet enjoyment. Importantly, the rear garden offers direct access to the balcony and into the property, further enhancing the flow between indoor and outdoor living spaces.

This exceptional home has been meticulously designed to balance luxury, practicality, and scenic beauty. With its versatile layout, high-quality finishes, and outstanding views, it offers a rare opportunity to enjoy modern coastal living at its very best.

Situation

The popular village of West Charleton benefits from a pub, church, and primary school. The market town of Kingsbridge is close by and offers a wide range of commercial, leisure and shopping facilities, including a Primary School and Community College. There are walks across fields to the shores of the Kingsbridge/Salcombe Estuary, and the famous sailing centres of Salcombe and Dartmouth are also within easy reach as well as an abundance of sandy beaches and coves with miles of coastal footpaths.



PROPERTY DETAILS

Property Address

Ridge House, 2 Compton Road, West Charleton, Kingsbridge, Devon TQ7 2BP

Mileages

Kingsbridge 1.5 miles; Salcombe 7.5 miles; Dartmouth 13 miles; Plymouth 22 miles;
A38 Devon Expressway 12 miles (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired boiler. Hive central heating control.
Hot water radiators. Smoke alarm. Solar panels and battery.

EPC Rating - Band B. Current: 82, Potential: 87

Council Tax Band - E

Tenure - Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Superb, reverse level detached property, extended and modernised in 2025/26
- Elevated position with fantastic views towards the estuary and surrounding countryside
- 3 double bedrooms, 3 bath/shower rooms
- Fantastic open plan kitchen, sitting and dining room
- Utility room, boot room, boiler room and store room
- Balcony off the principal bedroom
- Low maintenance front garden
- Level lawned rear garden with planted borders

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

 - what3words - clapper.outlast.amplifier

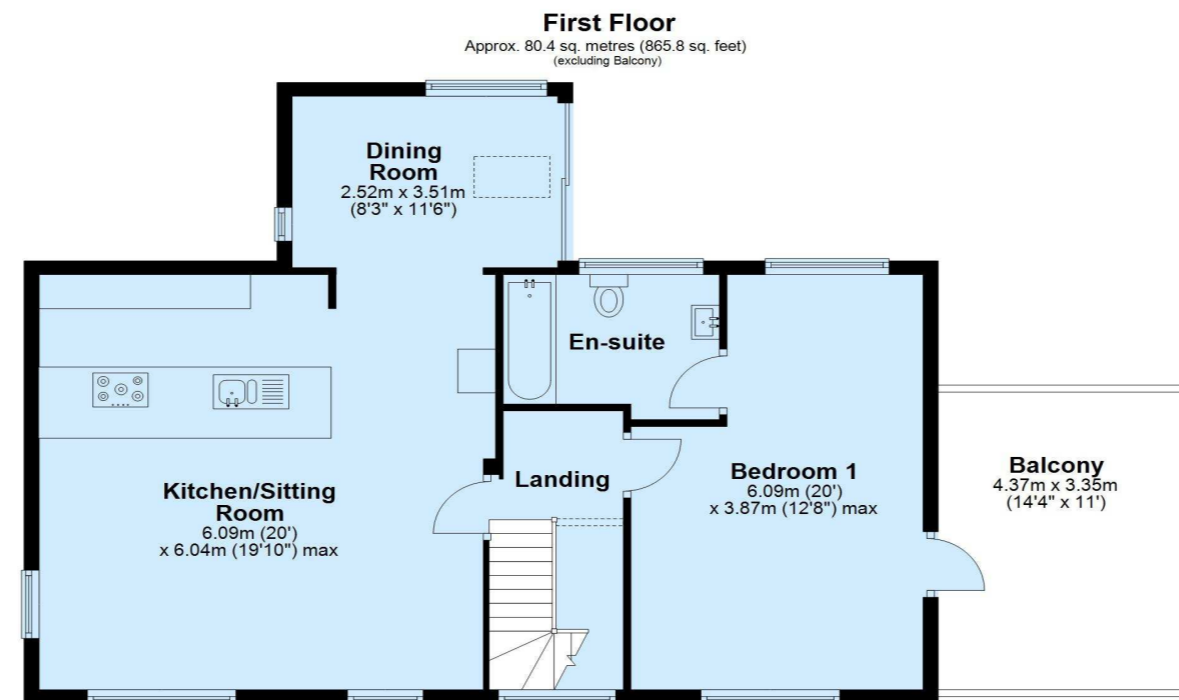
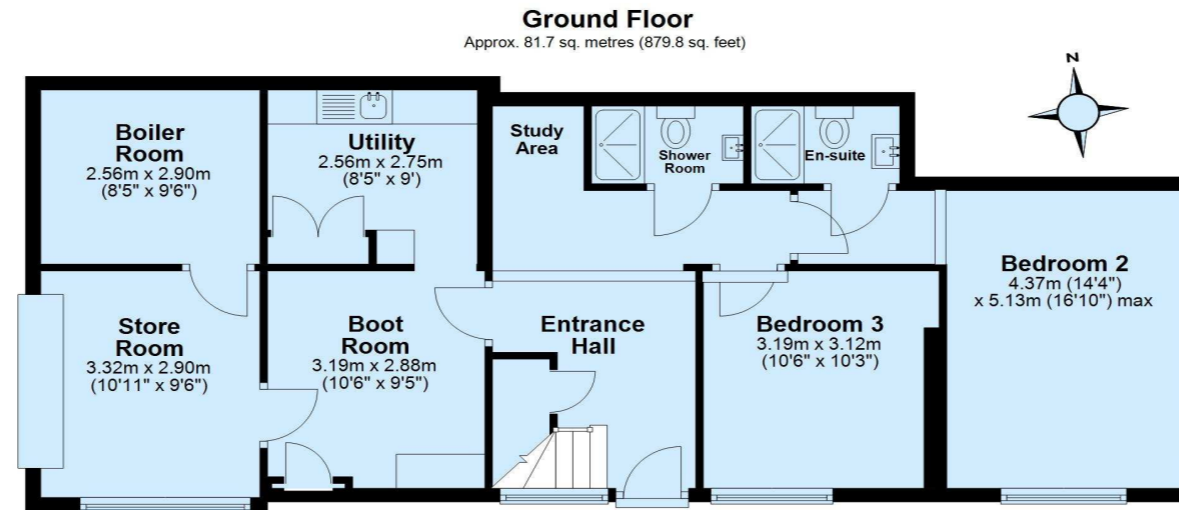
From Kingsbridge take the A379 Dartmouth Road out of town. Pass over Bowcombe Creek Bridge and into West Charleton. After you pass the Primary School take the left turn into Lyte Lane then first right into Compton Road where you will see No.2 on your right.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



Total area: approx. 162.2 sq. metres (1745.6 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance 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. 2. 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 Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. 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. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590