

# HOOTERS THURLESTONE



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY



# HOOTERS

Built in 1998 and purchased by the current owners in 2012, Hooters is a wonderful modern property, sitting in a commanding position on the exclusive Yarmer estate in Thurlestone, long coveted as one of the most exclusive addresses in the South Hams.

Hooters has amazing views over one of the finest golf courses in the South West, and the famous "thirled stone", an Anglo-Saxon word meaning hole, the iconic landmark that can clearly be seen in the bay at South Milton Sands.

The property offers spacious and flexible accommodation and has been upgraded by the current owners to include marine grade aluminium windows, a new kitchen, a new bathroom on the top floor, and refurbishments to the other bathrooms.

Approached up a long drive, the property has a large front lawn and terrace, parking for several vehicles, and a double garage. There are further gardens to the rear and side of the property.

On the ground floor, a spacious sitting room with a feature fire and surround, snug, and large kitchen diner all have large sliding patio doors leading out to a front terrace and the gardens. There is a separate utility with a door to the side terrace and a door to the double garage. A cloakroom and coat cupboard complete the ground floor.

Stairs lead up to the first floor, with the master bedroom and en-suite enjoying lovely views out to sea from a spacious balcony. There is a further bedroom with a balcony to the front, plus a useful games room built over the garage. 3 further bedrooms, a family bathroom, and a shower room, complete the first floor.

Stairs up to the second floor, where there are 2 further bedrooms and a shower room.

Thurlestone is a coastal village with a vibrant community and is renowned for its 4-star hotel that has a private health club. There is a prestigious and challenging 18-hole golf course and tennis courts. The popular village Inn, shop and post office, village hall, and highly regarded primary school add to this vibrant and popular village by the sea. The South West Coast Path is easily accessible, offering easy walks to Bantham, South Milton, and Hope Cove, a pastime that can be enjoyed all year round.

There is an annual service charge of approx £150pa for maintenance of the 3 roads on the Yarmer Estate.





## KEY FEATURES

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- Wonderful views over Thurlestone Golf Course and the sea
- Situated on the exclusive Yarmer estate one of the most prestigious locations in the South Hams
- Modern spacious property with large flexible accommodation
- Low maintenance property easy to lock up and leave or enjoy as a full-time residence
- Double garage and parking
- En-suite master bedroom with balcony
- Games room





# PROPERTY DETAILS

## Property Address

Hooters, Ilbert Road, Thurlestone, Devon, TQ7 3NY

## Mileages

Kingsbridge 5 miles; Salcombe 7 miles; Totnes 16 miles  
(distances are approximate)

## Services

Oil central heating, mains water and drainage.

## EPC Rating

Current: D, Potential: C

## Council Tax Band

H

## Tenure

Freehold

## Authority

South Hams District Council

## 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

From Kingsbridge, take the Salcombe Road out of town, passing through the village of West Alvington. Turn right at the signpost for Plymouth and Thurlestone, and continue to follow the signs for Thurlestone. When you reach the village, continue past the primary school and down past the Village Inn and hotel. Follow the road around to the left, past Merchants Gardens on your left then take a right into Ilbert Road, Hooters can be found a short way along on the right-hand side.

## Viewing

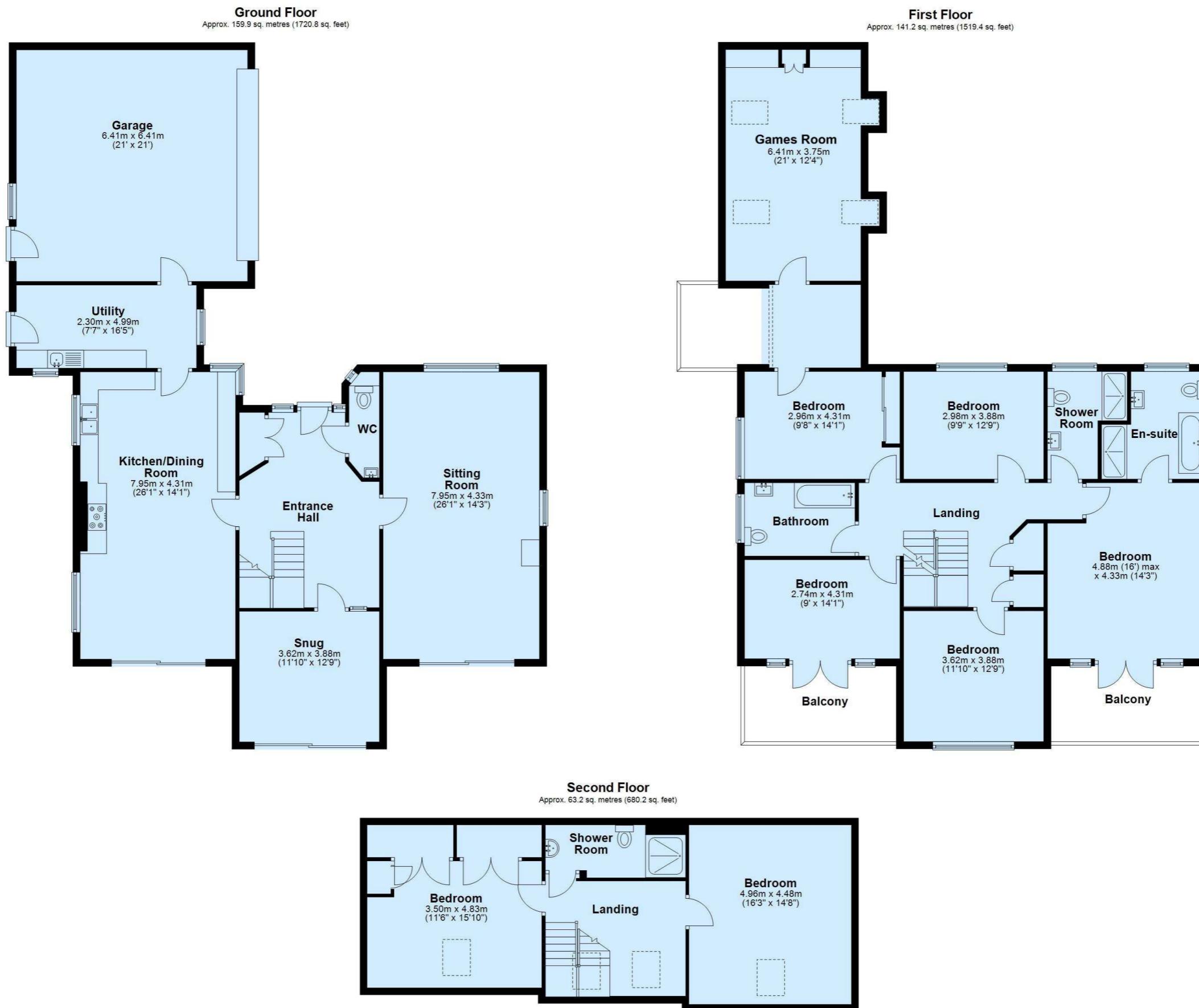
Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge.

Tel: 01548 857588.



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# FLOOR PLAN





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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

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