

# 4 GRENVILLE CLOSE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

## 4 GRENVILLE CLOSE

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### Description

Situated in an elevated position in the sought after village of Stokenham, just a short walk or drive from the beach at Torcross is this charming, detached house which offers the perfect blend of modern comfort with well-lit interiors, stylish finishes and glorious views to the coast and open countryside.

A driveway with parking for 3/4 vehicles leads you up to the property. It sits on a good size plot with private wraparound lawned garden bound by mature shrubs and hedging and has a lovely south facing patio seating area, ideal for entertaining or simply relaxing.

This inviting property exudes a homely atmosphere with its bright and spacious rooms and is currently used as one large 4-bedroom family home. The accommodation on the ground floor comprises entrance hall, fantastic dual aspect kitchen/dining room with lots of modern base and wall units, integrated appliances and door out to the rear garden. Three double bedrooms, two bathrooms and a living room with kitchenette area and double doors out to a patio and garden. Upstairs is the principal bedroom, this truly is a wonderful room with two sets of built-in wardrobes, an en-suite shower room, access to eaves storage and there's a superb living room with storage cupboards and a fantastic gable end window flooding the room with light and giving uninterrupted views to the coast and surrounding countryside.

There is income potential on the ground floor for a self-contained annexe, utilising the living room with kitchen area, bedroom and bathroom, which has its own entrance and would be ideal as guest accommodation/holiday let.

The quiet surroundings provide a peaceful oasis, making it an ideal retreat for those seeking a relaxed lifestyle, yet is within easy access of amenities and the beach.

### Situation

Stokenham is a pretty village with two pubs, an excellent primary school and a fine church and is close to the coastal village of Torcross and the popular Blackpool Sands. The market town of Kingsbridge, at the head of the Salcombe Estuary, is about 6 miles away with the sailing centres of Dartmouth and Salcombe also close by. Nearby is the beautiful South Devon coastline where there is a marvellous selection of beaches and coves linked by spectacularly rugged cliffs and headlands and Slapton Ley Nature Reserve which attracts visitors from all over the world, and is the largest freshwater lake in the South west.

### Directions

what3words - [jokers.guideline.goat](https://www.what3words.com/)

From Kingsbridge take the A379 Dartmouth coastal road out of town passing through a series of villages. On approaching Stokenham turn left at Carehouse Cross roundabout then right into Kiln Lane. Follow this road round to the right, turn left in to Grenville Road, then as the road forks, bear to the right and the property will be seen at the end of the cul-de-sac.



# PROPERTY DETAILS

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## Property Address

4 Grenville Close, Stokenham, Kingsbridge, Devon TQ7 2SY

## Mileages

Kingsbridge 5 miles; Salcombe 11 miles; Dartmouth 9 miles (distances are approximate)

## Services

Mains electricity, water and drainage. Air source heat pump. Underfloor heating in downstairs bathrooms and living room. Smoke alarms.

## EPC Rating

Band D. Current: 65, Potential: 76

## Council Tax Band

D

## Tenure

Freehold

## Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

Tel: 01803 861234.

## Key Features

- Stunning detached family property
- Approximately 2403 sq.ft of accommodation
- Views to the coast and open countryside
- Sought after village just a short distance from the beach
- Flexible accommodation with Income potential
- Large wrap around garden
- Driveway parking for 3 / 4 vehicles

## 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.

## Viewing

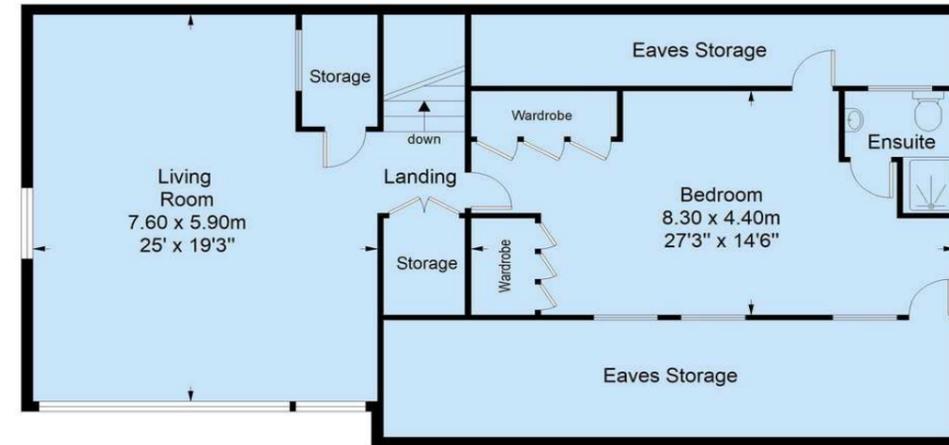
Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



# FLOOR PLAN



NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



First Floor



Ground Floor

Total area 223.20 Sq.m  
(2403 Sq.ft) Approx.  
(Including Eaves Storage)

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.

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
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