



Brook House



# Brook House

Chillington, Kingsbridge, TQ7 2LG

Torcross Beach 2.5 miles, Kingsbridge 5 miles, Totnes 13 miles.

A detached 4 bed house with adjoining 2 bed annexe, double garage, lengthy private drive in a popular village location just 2.5 miles from the beach.

- Spacious property providing 2,500+ft of accommodation
- Detached double garage with potential for conversion STP
- Ability to finish the annexe to personal taste
- Private drive with plenty of parking
- Adjoining annexe for a letting income
- Modernised and extended to a high standard
- Grounds surrounding the property
- Freehold. Council Tax band E

Guide Price £865,000

## SITUATION

Located down a country lane in the popular village of Chillington, Brook House is superbly located to benefit from the village facilities, yet also enjoying a more peaceful and tranquil environment.

## DESCRIPTION

The house which was built in circa 1987 has been impressively enhanced over the vendors 27 years of ownership. The generously sized reception rooms and a particularly large main en-suite bedroom offer a significant amount of space. The layout of the house has been thoughtfully modernised and connects well to the impressive entrance hall. The ground floor includes a separate home office and gym which could be utilised as other reception rooms, depending upon the buyers preference. The well equipped kitchen leads from the south facing sitting room.

The adjoining annexe is almost fully completed, providing 2 double bedrooms, 1 en-suite shower room and an open plan sitting room/kitchen. The kitchen can be completed by the successful purchaser.

## OUTSIDE

The gardens surround the property on all sides, providing several seating areas and level areas of lawn. The large detached garage has an internal staircase to the first floor level. Subject to PP this garage could be converted into additional accommodation.

## SERVICES

Mains water, electricity, private septic tank drainage, oil fired central heating to the house. LPG bottles for the kitchen hob. According to Ofcom up to superfast broadband and good mobile reception is available.

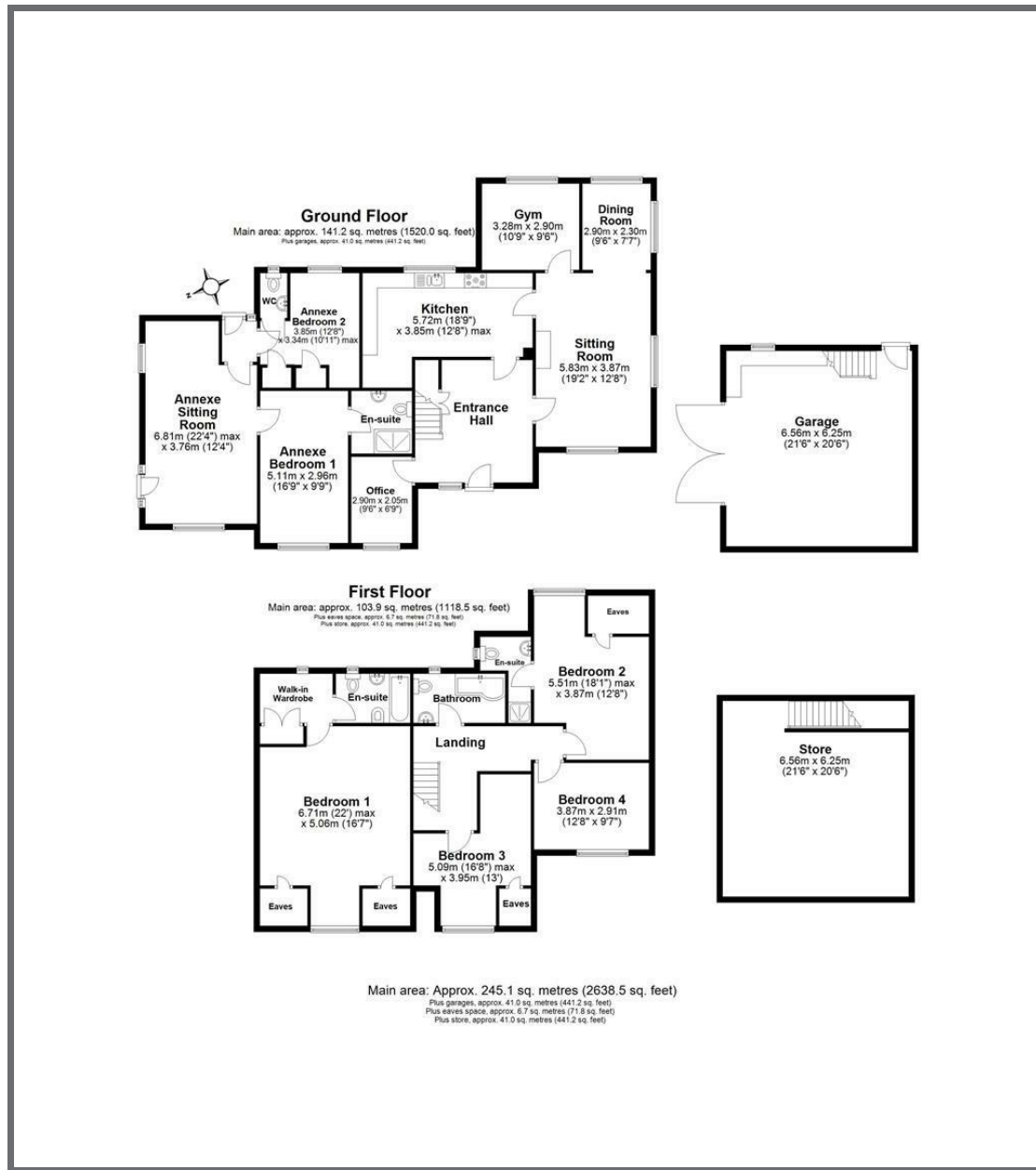
## DIRECTIONS

What3words: ///duet.lizards.mutual





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 The Promenade,  
Kingsbridge, TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London