



Pitchingstone House, Near Thurlestone Sands, Kingsbridge

Guide Price £3,250,000

HARRIET
GEORGE



Pitchingstone House

Nr Thurlestone Sands, Kingsbridge

- Panoramic sea and rural views
- Walking distance of an award winning National Trust beach
- Peaceful rural location with access to wonderful walks
- Sitting room with wood burning stove
- Air source heat pump provides underfloor heating throughout
- Detached Modbox office with fibre broadband and phone line
- Excellent garaging and extensive driveway parking
- Fenced paddock with access from the lane and storage shed
- In all about 4 acres
- EPC Rating B

South Huish is a peaceful hamlet in a delightful unspoilt valley which runs down to the sea at Thurlestone Sands, less than a mile away. This is a wonderful beach for sunbathing, swimming and watersports and home to the popular Beachhouse cafe, a laidback foodie destination. A little further around the coast is Thurlestone village itself with its famous cliff top golf course, 4-star hotel with private health club facilities, a highly regarded primary school, village shop with post office, pub and church.

The closest village is Galmpton which has a strong and active community, village hall and church and beyond the charming old fishing village of Hope Cove set among dramatic scenery created by the National Trust owned cliffs and headlands that can be accessed by the South Devon Coastal Path. Hope Cove benefits from a number of excellent places to eat, a shop with post office and boasts two sandy beaches from which a small craft can be launched with ease.

In the other direction is the village of Malborough which has a church, two pubs, a petrol station/convenience store and a primary school. Kingsbridge with its multiple amenities, the commercial and shopping heart of the area is just 5 miles away.



Completed in 2019, Pitchingstone House is an immaculately presented home with 4000 sq ft of accommodation designed to take full advantage of the spectacular coastal and rural views.

The ground floor accommodation flows off the impressive double height entrance hall with galleried landing. A spacious kitchen dining room has two sets of sliding doors to the decked terrace that runs the full width of the seaward elevation and wraps around the side. The sitting room also has access to the entertaining deck and a Stovax wood burner. There are three flexible rooms which could be utilised as bedrooms served by a shower room, as well as a guest cloakroom, utility and boot room - all of which make for practical beachside and country living.

On the first floor is a fabulous principal suite with a separate dressing room and generous en-suite bathroom with wonderful coastal views. There are three further double bedrooms, one of which has an en-suite shower room and the others are served by a family bathroom.

The gardens have been designed for ease of maintenance and the adjoining paddock extends to around 3.5 acres and has separate vehicular access which is ideal for bringing boats in and out for storage or access for equestrian use. There is space within the grounds to land a helicopter, subject to any necessary consents. The Modbox with its own deck is the perfect home office.

In addition to the excellent garaging there is driveway parking for a number of vehicles.

An air source heat pump provides underfloor heating throughout and there is heat recovery ventilation (MVHR). There is potential to add solar panels if desired.

SERVICES

Mains water and electricity. Private drainage.

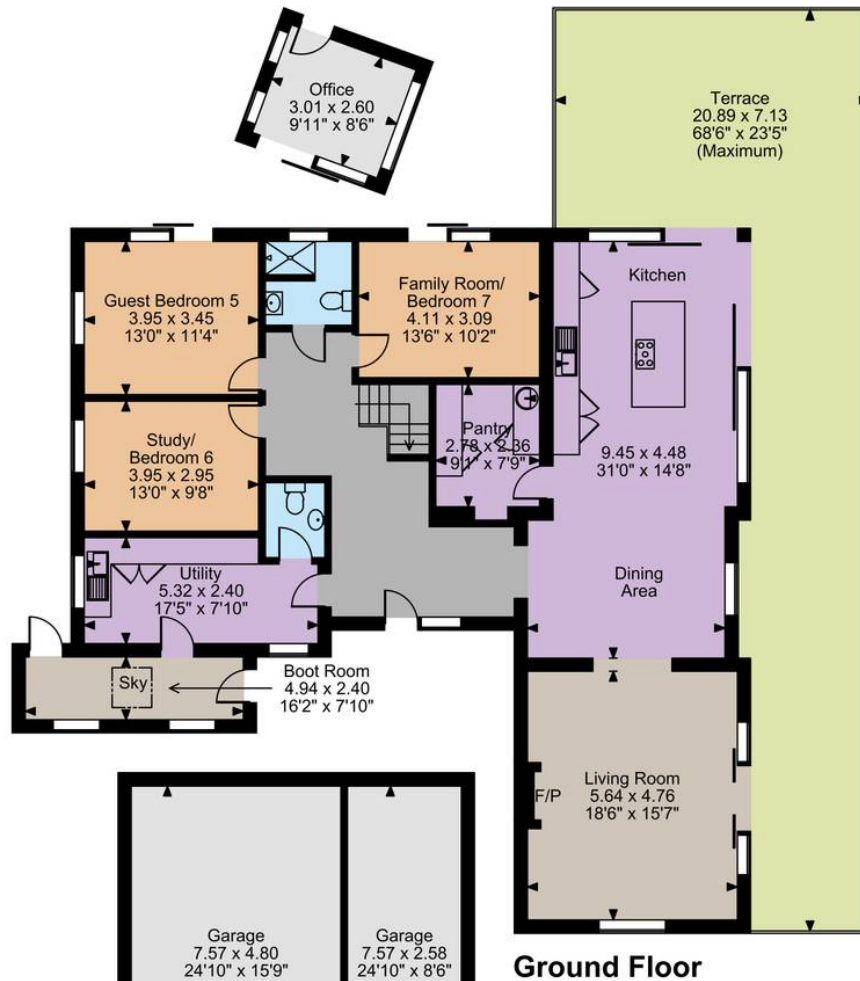
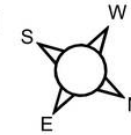
DIRECTIONS

What3Words - [///robes.major.frog](https://www.what3words.com/)

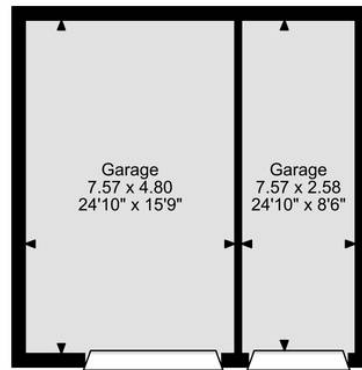




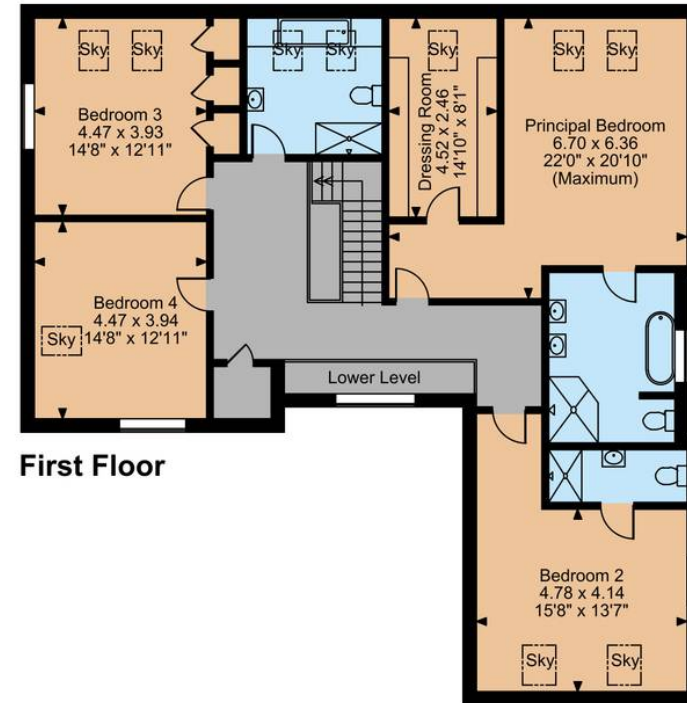
Pitchingstone House, Kingsbridge, Devon
Approximate Gross Internal Area
Main House & Garages = 4166 Sq Ft/387 Sq M
Balcony external area = 853 Sq Ft/79 Sq M



Ground Floor



Lower Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.