



CH

GREENACRES
KERNBOROUGH • TQ7 2LL



GREENACRES

GROUND FLOOR

Entrance Hallway | Lounge | Kitchen / Breakfast Area | Dining Room
Utility | Bedroom 1 With En-Suite And Dressing Room
Bedroom 2 | Bedroom 3 | Bathroom

EXTERNAL

Large Private Driveway | Garage And Carport | Large Patio Terrace
Lawned Gardens | Approx 4 Acres Of Land | Stables And Hay Store
Large Mature Pond With Island



“A detached countryside property set within approximately four acres of gardens and grounds.”...

Occupying an idyllic position within approximately four acres of beautifully maintained gardens and grounds, Greenacres is a charming detached bungalow enjoying exceptional privacy, far-reaching countryside views and a wonderfully peaceful setting in the South Hams.

- Approx. 4 acres of beautifully maintained gardens, woodland, Pond with Island and grounds.
- Well-proportioned accommodation extending to three bedrooms and two bathrooms.
- Stables, integral double garage and generous private parking.
- Countryside setting with outstanding privacy and rural views.
- Short drive to nearby villages such as Chillington and Stokenham

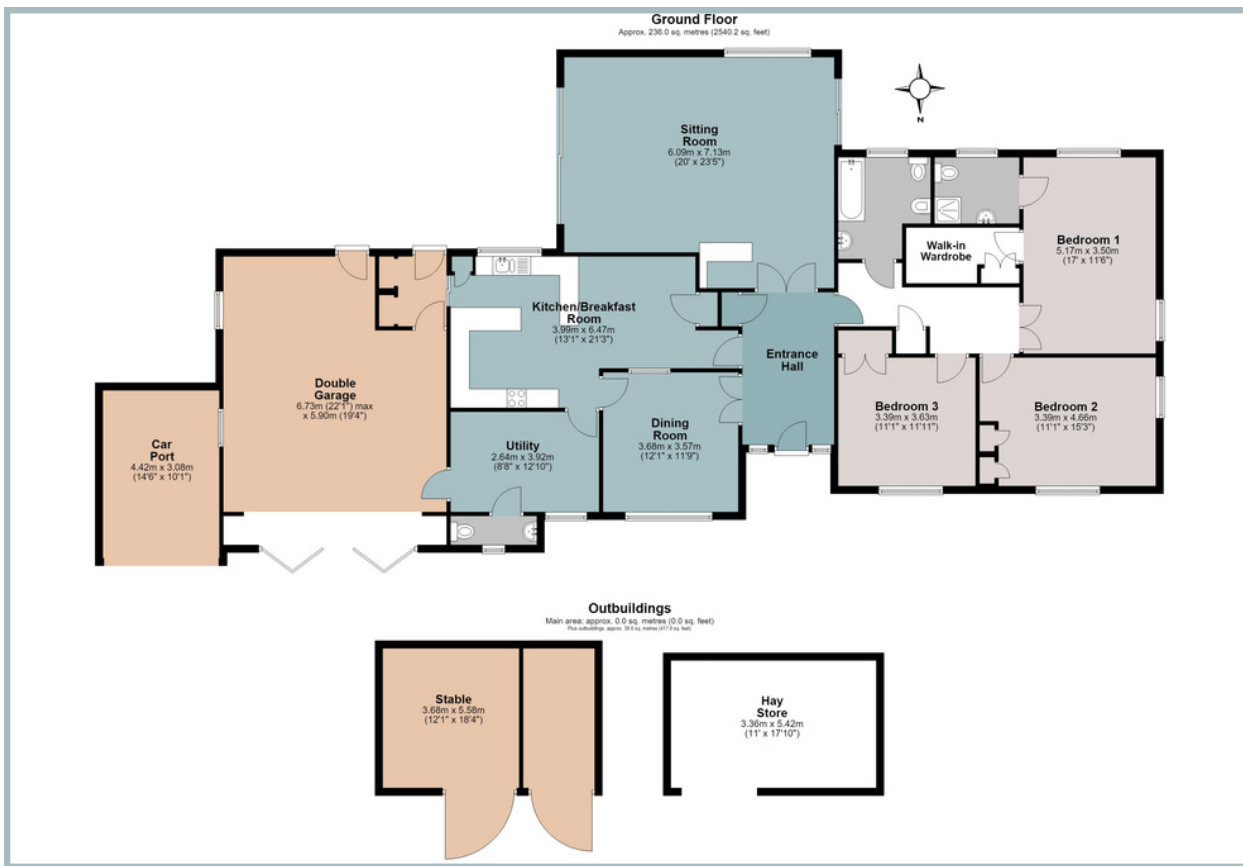
Greenacres has been carefully maintained over many years and now offers an exciting opportunity for its next owners to personalise the property to suit their own tastes.

The well-balanced accommodation including three generous bedrooms, two bathrooms, a dual-aspect sitting room, dining room, kitchen/breakfast room, utility room and an integral double garage. Large windows throughout fill the home with natural light, with many rooms taking full advantage of the surrounding rural outlook.

While offering an exciting opportunity for modernisation, Greenacres provides an excellent foundation to create a superb country home in a truly special location. Outside, the extensive grounds feature mature landscaped gardens, areas of woodland, stables and ample driveway parking, creating an exceptional setting for those seeking space, privacy and a quintessential Devon lifestyle.



TOTAL APPROXIMATE AREA: 236 SQ M 2540.2 SQ FT



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Tenure: Freehold

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains electricity and water. Private drainage and oil fired central heating.

EPC: E (54) Potential C (70)

Viewings: Very strictly by appointment only

Location: Kernborough is a peaceful rural hamlet set amidst the rolling countryside of the South Hams, offering an idyllic setting within easy reach of the coast. Nearby Chillington and Stokenham provide everyday essentials including a village shop, post office, health centre, primary school and welcoming country pubs. The picturesque village of South Pool, renowned for its award-winning Millbrook Inn, is just a short drive away, while the sailing centres of Salcombe and Dartmouth and the bustling market town of Kingsbridge offer an excellent range of shopping, dining, leisure and educational facilities.

What Three Words: ///miracle.span.constrain

Salcombe 11.2 miles - Totnes 15 miles (Railway link to London Paddington) - Kingsbridge 5.2 miles