

SEA VIEW EAST PRAWLE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

SEA VIEW

Description

Set in an enviable position with views towards the coast, this substantial semi-detached property presents a rare opportunity to acquire an exceptionally spacious and versatile family home. Boasting generous accommodation throughout, extensive outdoor space and a layout ideally suited to multi-generational living, guest accommodation or those seeking flexible living arrangements, this impressive residence combines practicality with coastal charm.

The property welcomes you through one of two entrance porches, providing separate access points that enhance its adaptable design. Inside, the accommodation is arranged around two well-appointed kitchens and two comfortable sitting rooms, offering the ideal set-up for larger families or those wishing to create independent living spaces within the home. A delightful dual aspect sun room which is full of natural light throughout the year provides a bright and relaxing space to enjoy views to the garden, while the unique benefit of two staircases further enhances the flexibility and character of the property.

The first floor offers four generously sized double bedrooms, all have fitted wardrobes with two benefitting from pedestal washhand basins. Beds 1 and 3 are accessed via one of the two staircases and serviced by an en-suite bathroom in bed 3. Beds 2 and 4 are accessed via the second staircase and are serviced by a bathroom, complete with shower above the bath. A convenient ground-floor shower room adds further practicality, particularly for busy family life or visiting guests.

Externally, the property continues to impress with off-road parking and two garages, both complemented by attached store rooms, offering excellent storage, workshop potential or hobby space.

The lawned garden creates a wonderful outdoor environment, ideal for families or gardening enthusiasts. A generous patio seating area wraps around the side of the property, providing plenty of space for outdoor dining, entertaining and relaxation.

Combining extensive living accommodation, flexible room arrangements, excellent parking and storage facilities, and an enviable coastal setting, this outstanding semi-detached home offers a lifestyle opportunity seldom found on the market. Whether utilised as a spacious family residence, a multi-generational home or a property with potential for independent living arrangements, it is certain to appeal to a wide range of discerning buyers seeking both space and scenery in equal measure.

Situation

East Prawle is Devon's southernmost village, just inland from Prawle Point, close to some truly spectacular and beautiful coastal scenery and a number of remote beaches and coves. The village itself has a very good pub, popular with the locals and a seasonal café and shop (closed in winter). It's a short drive from the market town of Kingsbridge where there is a good range of shopping and other amenities. Also, nearby is the estuary harbour and sailing centre of Salcombe, which can be approached via passenger ferry from East Prawle's neighbouring village East Portlemouth.

Directions

what3words - ///verb.learning.presses

From Kingsbridge take the A379 coastal road towards Dartmouth. After about three miles, and in the centre of the village of Frogmore, turn right over the bridge following signs for East Prawle. Proceed along this road for about one mile and then turn left, signposted East Prawle. Continue to follow the signs for East Prawle, then on entering the village turn left into Town Road, follow the road around and you will see the property on your right-hand side, just after the Coastguards Station.



PROPERTY DETAILS

Property Address

Sea View, Town Road, East Prawle, Devon TQ7 2DF

Mileages

Kingsbridge 8 miles; Salcombe 14 miles; Dartmouth 15 miles;
A38 Devon Expressway 18 miles; Totnes with Rail link to London Paddington 19 miles
(distances are approximate).

Services

Mains electricity, water and drainage. Oil fired central heating off the Rayburn.
Carbon monoxide alarm.

EPC Rating

Band E. Current: 48, Potential: 73

Council Tax Band - C

Tenure - Freehold.

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Exceptionally spacious semi-detached property
- Versatile accommodation
- 3 reception rooms - 2 kitchens
- 4 double bedrooms - 2 staircases
- 2 bathrooms - 1 shower room
- Large lawned garden and patio seating areas
- 2 garages with attached store rooms
- Views towards the sea
- Popular village with a good community

Fixtures & Fittings

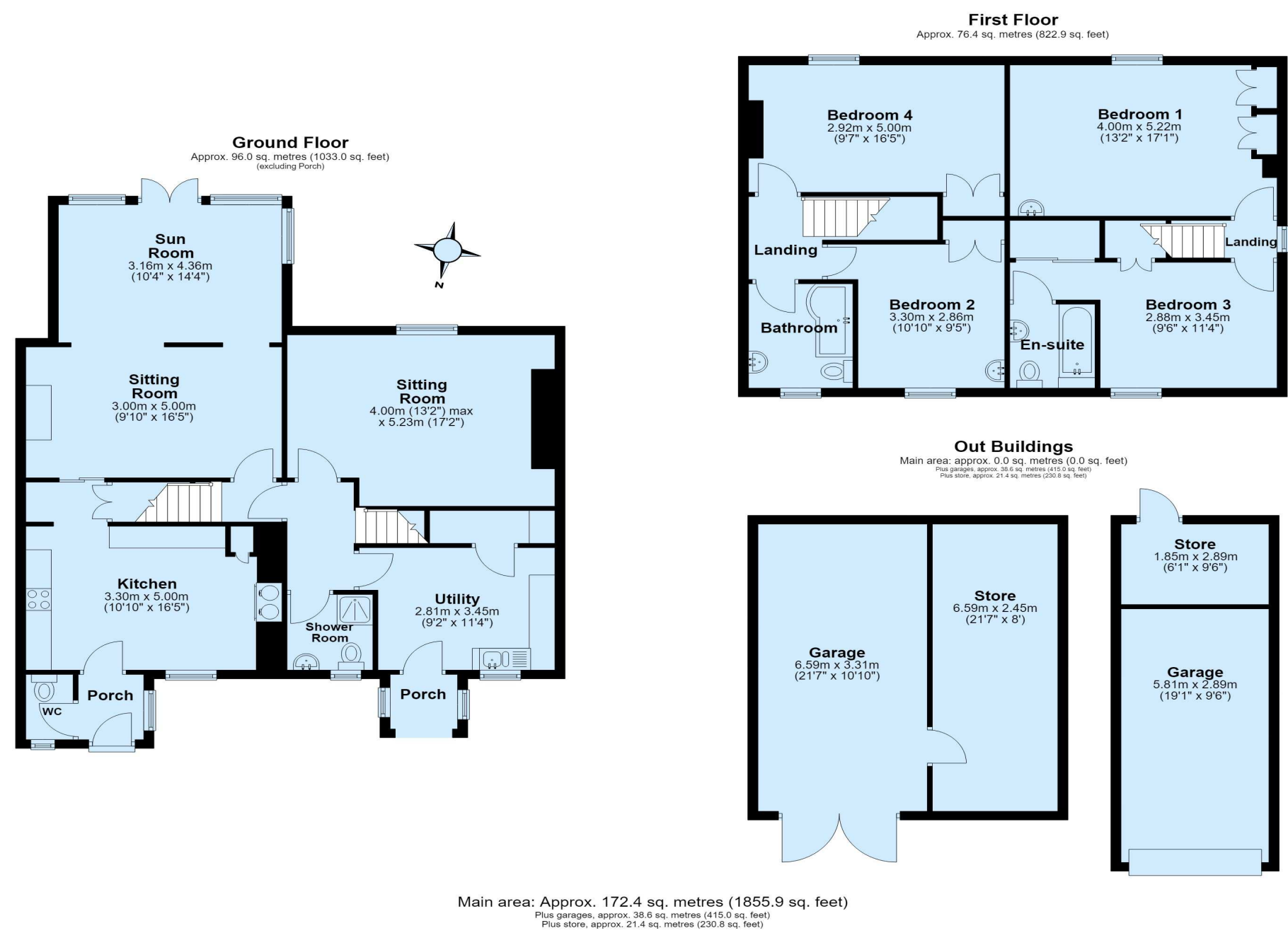
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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