

AVALON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

AVALON

Description

Avalon is a well-presented, detached three-bedroom bungalow, enviably positioned at the end of a private driveway, enjoying an elevated and peaceful setting backing onto fields, on the edge of the popular village of Stokenham. From this exceptional vantage point, the property boasts superb views stretching across the village to rolling countryside and out towards the coast at Torcross.

The property is approached via a private driveway, offering generous parking for multiple vehicles and boat storage, alongside an adjoining single garage. From the drive steps lead up to a charming conservatory, where you are greeted by a flourishing grapevine—an inviting and unique feature. From here, a door opens into a welcoming entrance hall, finished with elegant engineered oak flooring that flows seamlessly into the main living areas. At the heart of the property the bright and spacious open-plan kitchen and sitting room are enhanced by large windows that frame delightful views across the garden down towards Torcross. A multifuel stove set on a slate hearth creates a cosy focal point, while the bifold doors which open directly onto the garden are perfect for indoor-outdoor living. The kitchen is well-equipped with a handy breakfast bar and modern floor and wall units with integrated appliances, including an electric Rangemaster cooker. Off the kitchen there's a practical utility room with direct access to the garden—ideal for everyday convenience. The home offers three well-proportioned double bedrooms, complemented by a family bathroom and a separate WC.

The garden is a real delight, mainly laid to lawn with thick hedge and shrub borders along with a variety of established trees and plants, a patio, pond and children's play area, plus a delightful 'sun trap' terraced seating area, accessed via timber steps, which is an ideal spot to sit, relax and take in the wonderful country and sea views. There is a detached timber framed studio/home office with power connected and a storage shed and WC accessed from the garden only, plus at the front a further timber shed/workshop with bike rack attached to the outside.

*The property holds significant scope for further development by extending into the roof space (subject to the necessary planning permissions), making it an exciting prospect for buyers looking to create a truly special home in a picturesque coastal setting without losing the sense of seclusion and privacy.

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 - hacksaw.resources.swept

From Kingsbridge travel along the A379 passing through a series of villages until you reach Stokenham. At Carehouse Cross roundabout turn left then follow the road around to the right into Kiln Lane. Stay on this lane until you see the red letter box in a stone wall on your left, turn left here into a shared driveway then bear right where the private entrance and driveway to Avalon will be seen.



PROPERTY DETAILS

Property Address

Avalon, Kiln Lane, Stokenham, Devon TQ7 2SQ

Mileages

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

Services

Mains electricity, water and drainage. LPG gas combi boiler for heating and hot water. Battery operated smoke alarm/carbon monoxide detector.

EPC Rating

Band - E. Current: 48, Potential: 79

Council Tax Band

E

Tenure

Freehold

Authority

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

Key Features

- Superbly presented, bright and spacious detached bungalow
- Elevated position, with stunning views to the coast and countryside
- Beautifully presented accommodation
- Large lawned garden, pond, patio and raised terrace seating area
- Private driveway, garage and ample parking/boat storage
- Detached timber framed studio/office + storage shed/workshop
- Popular village, just over a mile to the beach
- Potential to extend into the roof space (STPP)

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



Total area: approx. 119.6 sq. metres (1287.2 sq. feet)

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
01548 855599

Prime Waterfront & Country House
01548 855590