



Seaway
Torcross, TQ7

Guide Price £465,000

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SEAWAY

Torcross, Kingsbridge, TQ7 2TG

Step through the vibrant orange front door and you immediately get a sense of the personality and individuality that runs throughout this truly unique home.

You are welcomed into a hallway with a slate floor and wooden staircase rising to the first floor. From here, the property opens into a characterful reception room with exposed wooden floorboards and a lovely outlook over the Ley. This inviting space features a dual-fuel wood-burning stove along with a second fireplace, currently decorative but with the potential for use.

The living area flows seamlessly into a dining space, complete with useful storage nooks, before leading into the kitchen. The kitchen is fitted with solid wood units and complemented by a bespoke, handmade concrete worktop, crafted by the current owner – a distinctive and practical feature that adds to the home's charm. There is space for an electric oven and grill, Miele Induction hob with extractor over, sink with Quooker Instant Boiling tap, and an Oven & Fisher and Paykel draw dishwasher, while the under stairs area has been cleverly converted into a larder. A breakfast bar also provides a sociable spot for informal dining.

French doors open directly onto the garden, creating an easy connection between indoor and outdoor living.

Upstairs, the first floor offers three bedrooms and a beautifully presented family bathroom. Bedroom two is a particularly spacious double with stunning views over the Ley, wooden flooring, and a decorative fireplace. Bedroom three is another generous double, overlooking the garden and featuring a charming stone fireplace. Bedroom four is a well-proportioned single room, also enjoying views towards the Ley.

The family bathroom is stylishly finished, featuring a walk-in shower, WC, basin, heated towel rail, storage, and modern LED lighting.

A further staircase leads to the top floor, where the impressive principal bedroom occupies its own private space. This large double room enjoys far-reaching views from a Velux window, stretching along the length of the Ley and out towards the sea. There is ample eaves storage, along with a beautifully appointed en-suite bathroom complete with a freestanding bath, WC, and basin.





Outside, the garden is compact yet thoughtfully designed for ease of maintenance, featuring Millboard Composite Decking and an outdoor shower with hot and cold water – perfect after a day at the beach. An outbuilding provides additional storage and doubles as a utility space with room for a washing machine and dryer.

While there is no allocated parking, a small free car park is located to the front of the property, and resident permits are available.

This is a home that has clearly been a labour of love, full of character, clever design, and unique touches throughout – a truly one-of-a-kind property. The property would make a great holiday rental as well as a lovely home and the vendors have advised that they would be open to selling the property furnished if desired.

Further Information & Services:

Tenure: Freehold.

Council Tax Band: Band D

EPC Rating: F

Construction Type: Standard stone construction

Utilities: Mains Water Supply, Mains Drainage, Mains Electricity, Electric heating and woodburner.

Mobile Coverage: According to Ofcom, mobile coverage is available from major providers.

Broadband Availability: Superfast fibre available – speeds up to 50 Mbps. Current vendors have Starlink.

Flood Risk: According to the Environment Agency, the property is in low risk flood zone with the potential to be in a high risk zone between 2036-2069. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known

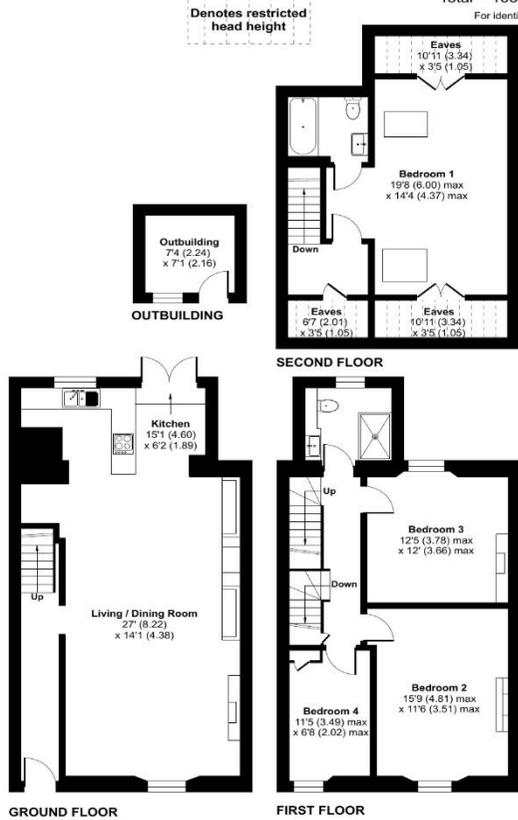
Restrictive Covenants / Rights of Way: None known

Location Above/Adjacent to Commercial Premises: Yes, adjacent to a Yoga and Wellness Centre.

An Area of Outstanding Natural Beauty, the coastal village of Torcross can be found nestled between the freshwater lagoon of Slapton Ley and the three mile shingle stretch beach that is Slapton Sands. Frequented by holiday makers, many of who return year after year, due mainly to its scenery, walks, and location. The village benefits from The Start Bay Inn pub, famous for its Fish & Chips as well as The Billy Can Cafe which is full of nostalgic charm and delicious cakes. The Stokely Farm Shop is just down the road for essentials and there is a Yoga/Pilates Wellness Centre just next door to this property.

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Approximate Area = 1495 sq ft / 138.8 sq m
 Limited Use Area(s) = 113 sq ft / 10.4 sq m
 Outbuilding = 52 sq ft / 4.8 sq m
 Total = 1660 sq ft / 154 sq m
 For identification only - Not to scale



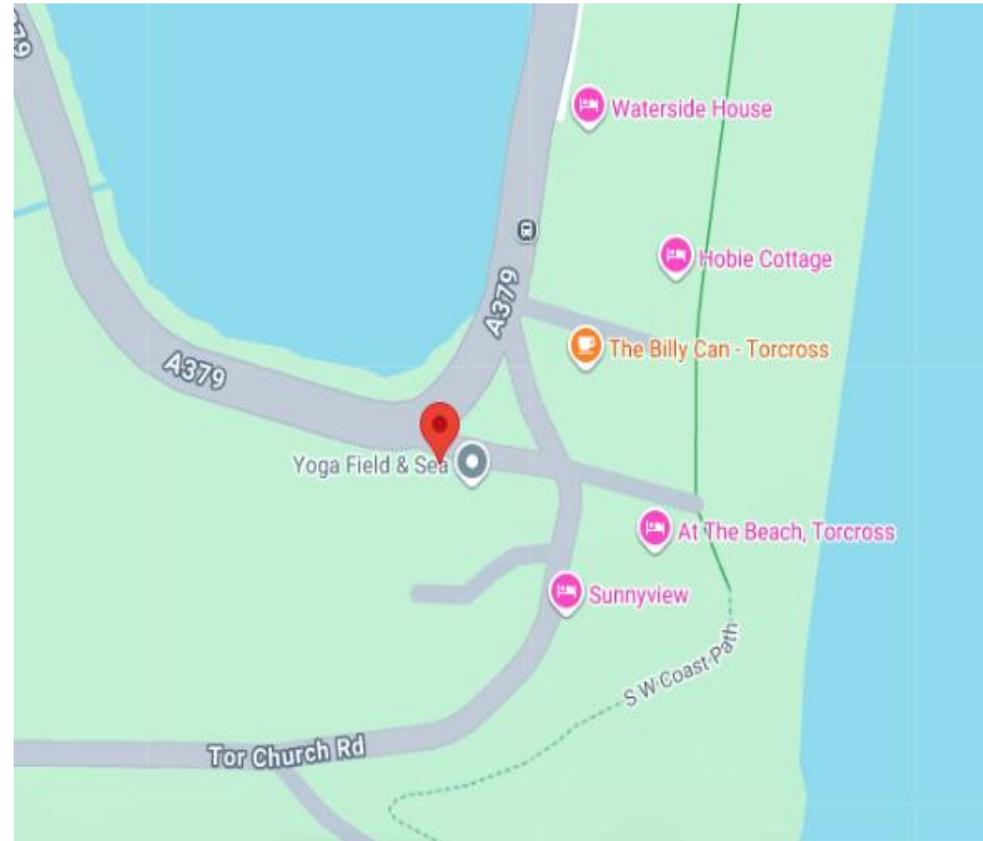
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1420529

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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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