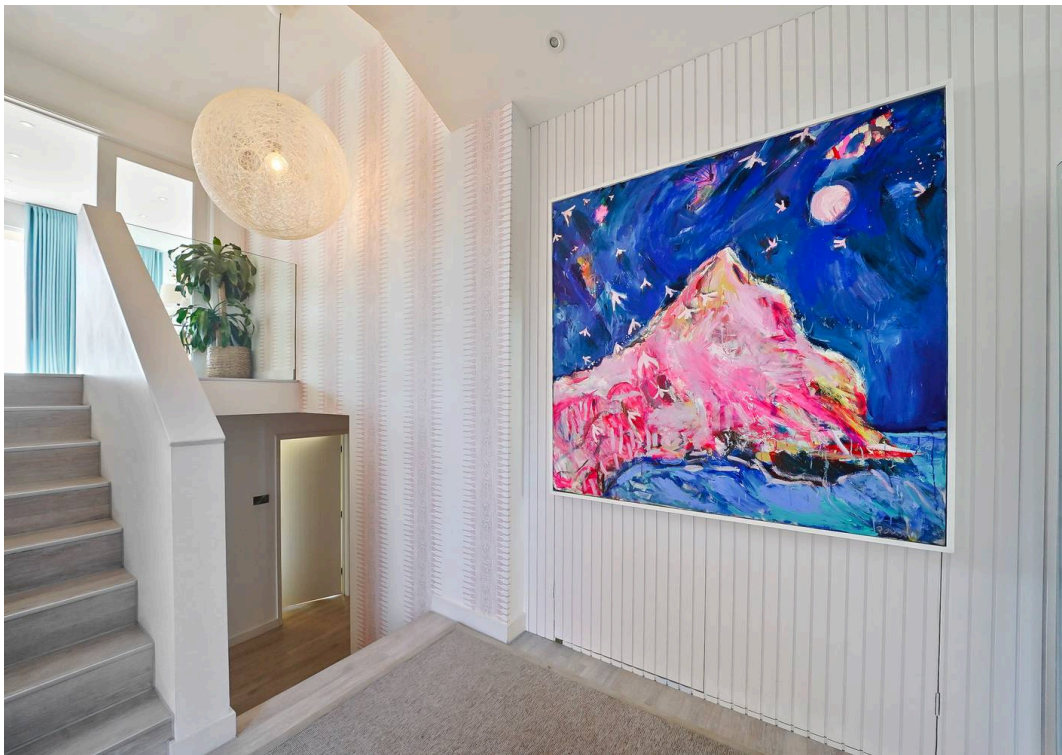




5 Meadcombe Road, Thurlestone

Guide Price £1,350,000

HARRIET  
GEORGE



# 5 Meadcombe Road

Thurlestone, Kingsbridge

- Much sought-after location
- Beautifully presented south facing accommodation
- A short walk from the beach, pub and golf club
- Contemporary Neff kitchen with integrated appliances
- Sitting room and snug with wood burning stoves
- Wrap around balcony with exceptional views
- Easy to maintain garden
- Integral double garage with utility area
- Driveway parking for several vehicles
- EV charger

Thurlestone is the epitome of a South Devon village with its many picturesque stone and thatched cottages and colourful gardens resulting from its own "micro-climate". The village has a vibrant community and is renowned for its 4-star hotel with private health club facilities and prestigious 18 hole cliff top golf course. In addition there is a highly regarded primary school, village shop with post office, pub and church.

The property is within walking distance of the village amenities, while also enjoying access to the myriad of public footpaths that criss-cross this part of the South Hams. The closest town is Kingsbridge which offers extensive shopping and facilities including a health centre, small hospital and sports centre. The popular sailing and holiday town of Salcombe is approximately 6 miles away.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E



5 Meadcombe has stylish reverse level accommodation extending to in excess of 2300 sq ft.

Steps from the welcoming entrance hall lead down to four double bedrooms which all have access to the partly covered decked verandah that runs the full width of the rear of the house. Two of the bedrooms are en-suite and there is a family bathroom; all have underfloor heating. There is a small study off the hallway and on the right of the front door is access to a shower room and double garage with utility area.

The magnificent living space, which is designed to take full advantage of the spectacular views, is on the first floor and there are four sets of bi-fold doors to access the balcony that enjoys a stunning south-westerly aspect with views to the golf course and sea beyond. Both the sitting room and snug have wood burning stoves. Amtico flooring runs across the whole of this level and there is a triple aspect Neff kitchen with sleek handleless units, integrated appliances and two sinks.

The driveway provides parking for a number of vehicles and the gently sloping garden is dog proof and mainly laid to lawn for ease of maintenance.

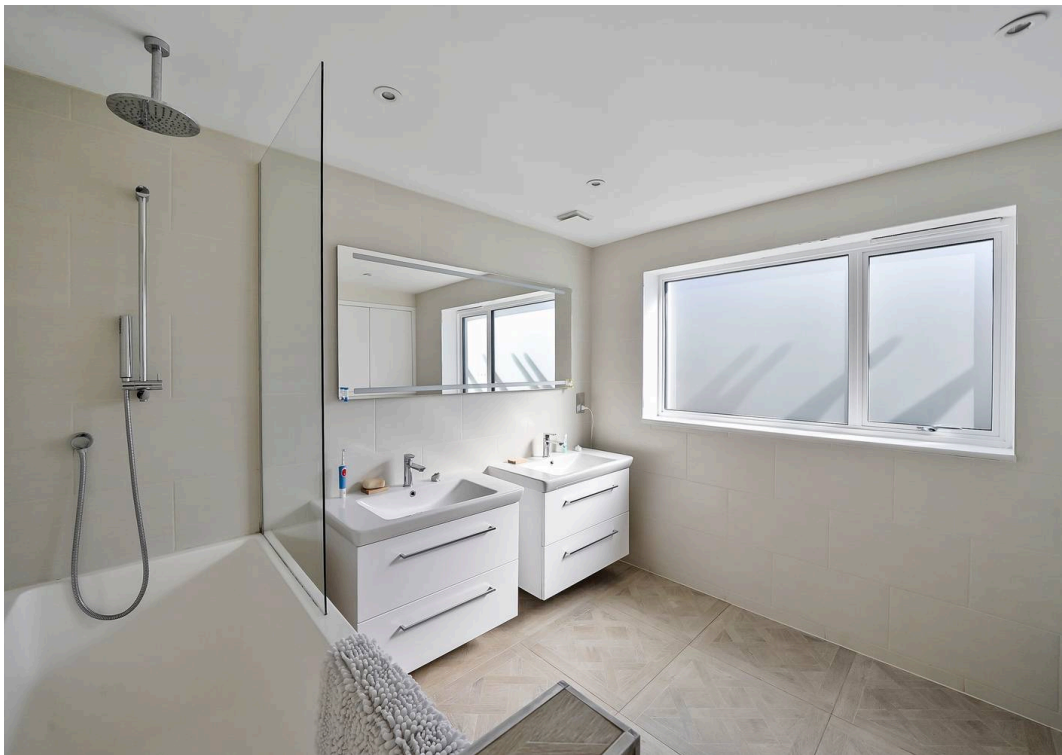
#### **SERVICES**

Mains water, drainage and electricity.

#### **DIRECTIONS**

On entering Thurlestone, take the first turning left into Court Park, follow this road to the right and left over the cattle grid into Mead Drive. Take the second turning on the right into Meadcombe Road and 5 is on the left hand side.





Approximate Gross Internal Area = 217.1 sqm / 2337 sq ft  
 (Excluding Garage & Utility  
 Garage & Utility  
 Approximate Gross Internal Area = 31.4 sqm / 338 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

# Harriet George Properties Limited

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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.