



CHI

NETHERDALE
WEST BUCKLAND • TQ7 3AQ



NETHERDALE

GROUND FLOOR

Large Entrance Hallway | Boot Room | Open-Plan Kitchen/ Living/ Dining Room
Utility | Bedroom 6/ Cinema Room | Shower Room

FIRST FLOOR

Bedroom 1 With Walk In Wardrobe And En-Suite | Bedroom 2 With En-Suite
Bedroom 3 With En-Suite | Bedroom 4 | Bedroom 5 | Bathroom

EXTERNAL

Barn | Private Driveway | Rear Garden With Lawn And Patio





“Exceptional bespoke coastal home offering luxury living, privacy, efficiency and walkable access to Bantham...”

Netherdale House is an exceptional bespoke residence occupying a private position within the sought-after hamlet of West Buckland, just a short walk from Bantham Beach. Constructed in recent years to an exceptional standard, this unique coastal property offers luxurious accommodation designed around modern living. Combining elegant interiors, beautifully proportioned rooms and an exceptional level of finish throughout, the property enjoys a rare balance of privacy, space and coastal accessibility. Solar panels and contemporary building methods contribute towards remarkably economical running costs for a property of this scale, offering an increasingly rare combination of luxury, sustainability and efficiency.

- Exceptional bespoke residence within walking distance of Bantham Beach
- Five bedrooms plus cinema room/potential sixth bedroom
- Bespoke Tom Howley kitchen and glazed wine room
- Private suntrap garden
- Solar panels, detached barn and extensive driveway parking







A grand entrance hall provides access to the principal accommodation and immediately showcases the quality and attention to detail found throughout the home. Large-format Florim porcelain flooring flows through the principal living spaces, whilst a beautiful oak staircase rises to the first floor. Beneath the staircase, a bespoke glazed wine room creates a striking focal point.

At the heart of the property is a stunning open-plan kitchen, dining and living space. The room centres around a bespoke Tom Howley kitchen with central island, premium integrated appliances and expansive aluminium framed bi-fold doors opening directly onto the terrace and gardens beyond. A separate utility room and boot room provide excellent practicality, whilst a versatile reception room, currently arranged as a cinema room, offers flexibility. A stylish shower room completes the ground floor accommodation.

The first floor comprises five generously proportioned bedrooms, three benefiting from en suite facilities. The principal suite is particularly impressive, offering a walk-in dressing room and luxurious en suite shower room with twin basins and a double walk-in shower. A beautifully appointed family bathroom with freestanding bath and separate shower serves the remaining accommodation. Throughout the first floor, large windows frame views across the surrounding gardens and greenery whilst maintaining a wonderful sense of privacy.

Approached via a substantial gravel driveway, Netherdale enjoys extensive off-road parking. The gardens and grounds have been thoughtfully landscaped to create a private and peaceful setting. A large terrace extends directly from the principal living accommodation and has been designed for outdoor entertaining, complete with a hot tub and sunken seating area. The level gardens enjoy sunshine throughout the day, creating a wonderful suntrap for relaxation and entertaining, whilst mature planting ensures a high degree of privacy. A stream borders the lower boundary, enhancing the property's peaceful setting. A detached barn provides useful ancillary storage and offers potential for conversion, subject to the necessary planning consents.









WEST BUCKLAND

The hugely sought after village of West Buckland is perfectly located between Bantham Beach and Thurlestone Village. The village offers a vibrant local community and is surrounded by the wonderful woodland and open countryside. Bantham is only a short level walk away where you will find the Sloop Inn, village shop and the mouth of the River Avon. The famous Burgh Island is located just off the coast and is easily accessible via a seasonal ferry from Bigbury on Sea, or a short stroll along the shoreline (tide permitting). The nearby market town of Kingsbridge (approximately 5 miles) provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling, and churches.

Kingsbridge 5.1 miles - Totnes 16.3 miles (Railway link to London Paddington) - Salcombe 7.7 miles



TOTAL APPROXIMATE AREA: 3178.5 SQ FT 295.3 SQ M



Tenure: Freehold

Council Tax Band: G

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric central heating. Solar Panels and Air Source Heat Pump.

EPC: Current A (100) Potential A (108)

Viewings: Very strictly by appointment only

Directions: At the Bantham Cross roundabout, head towards Salcombe then take the 2nd right towards Thurlestone. Keep on this lane for approx 1.5 miles going straight on at the junction. Take the next right turn towards Buckland and Bantham. Continue on the road through the village until the crossroads, and take the sharp left turn down the hill.

What Three Words:///wound.mining.times

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide 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. 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 Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. 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. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



113 FORE ST, KINGSBRIDGE TQ7 1BG

kingsbridge@charleshead.co.uk

01548 852 352

www.charleshead.co.uk