

SEA HAZE THURLESTONE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

SEA HAZE

Description

Nestled within a substantial detached residence that has been thoughtfully divided into just two apartments, this impressive ground floor home offers exceptionally spacious and versatile accommodation, and enjoys superb views to the coast, over the golf course and surrounding countryside

The property is entered via a welcoming hall with useful built-in storage. The generously proportioned dual aspect kitchen is fitted with an excellent range of units and offers ample space for a dining table and chairs, creating a wonderful hub for everyday living and entertaining. Leading directly from the kitchen is a glazed sun room, a delightful space in which to relax and enjoy the far-reaching views, with direct access onto the patio. The bright and spacious sitting room is undoubtedly a standout feature of the home, enjoying an abundance of natural light from its large glazed windows and sliding patio doors. A feature fireplace creates an attractive focal point, while the uninterrupted outlook across the garden to the coast and surrounding countryside provides a wonderful backdrop throughout the seasons.

The flexible accommodation continues with four well-proportioned double bedrooms, making the property ideal for families, visiting guests, or those seeking additional space for a home office or hobbies room. Beds 1 and 3 enjoy en-suite facilities with bed 1 having the added benefit of direct access to the garden. The remaining bedrooms are served by a beautifully appointed fully tiled family bathroom featuring a classic roll-top bath with shower attachment.

The patio in the private rear garden is the perfect setting for al fresco dining, morning coffee, or simply sitting back and appreciating the peaceful surroundings and picturesque coast and countryside views. Steps down from the patio take you onto a decked seating area and the lawned garden which is bound by established hedging. To the side of the property is an access gate taking you to the front where there is ample parking.

Combining generous accommodation, character, and a beautiful setting, this unique apartment offers a rare opportunity to enjoy spacious single-storey living within an exclusive two-residence development.

Situation

Thurlestone is an attractive village situated close to the spectacular Devon Coast in an Area of Outstanding Natural Beauty, the South West Coast Path is the only hike in the UK to have made it into the highly respected Lonely Planet Adventures Guide Book. A short stroll takes you across to Thurlestone Sands with the landmark Thurlestone Rock, the popular 'Beach House' café and Thurlestone Marsh, one of three small wetlands south of the village. Thurlestone has a vibrant community with popular primary school, a busy village hall, shop and post office, church, and the 16th century Village Inn. There is even a converted BT Red Phone Box providing 'The Thurlestone Book Exchange'. The Thurlestone Hotel has a superb health club with spa, indoor and outdoor swimming pools, tennis courts and there is a fine 18-hole links golf course. Nearby Bantham is ideal for those who love surfing, whilst the market town of Kingsbridge provides a good range of shops, a health centre, leisure centre with indoor swimming pool, library, schools, and churches.

Directions

what3words - senses.character.cross

From Kingsbridge take the Salcombe Road out of town passing through the village of West Alvington. Turn right at the signpost for Plymouth and Thurlestone, then continue to follow the signs for Thurlestone. When you reach the village the property will be found on your left-hand side between the turning to Court Park and before you reach the Village Hall.



PROPERTY DETAILS

Property Address

Sea Haze, Thurlestone, Kingsbridge, Devon TQ7 3LY

Mileages

Kingsbridge 5 miles; Salcombe 7 miles; Dartmouth 18 miles;
A38 Devon Expressway 13 miles; Totnes 16 miles, with rail link to London Paddington (distances are approximate)

Services

Mains electricity, water and drainage. Night storage heaters.

Tenure - Leasehold. 999 years from 04/06/1999. Peppercorn ground rent.
Joint shared freehold.

EPC Rating

Band E. Current: 42, Potential: 66

Council Tax Band - D

Authority

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

Key Features

- Spacious ground floor apartment
- Set in a detached property, divided into two
- Superb views to the sea and over the golf course
- Large sitting room with fireplace
- Kitchen / dining room with fitted units
- Sun room
- 4 double bedrooms
- Two en-suite shower rooms and a family bathroom
- Plenty of parking
- Lawned garden with decked seating and patio, large storage shed

Fixtures & Fittings

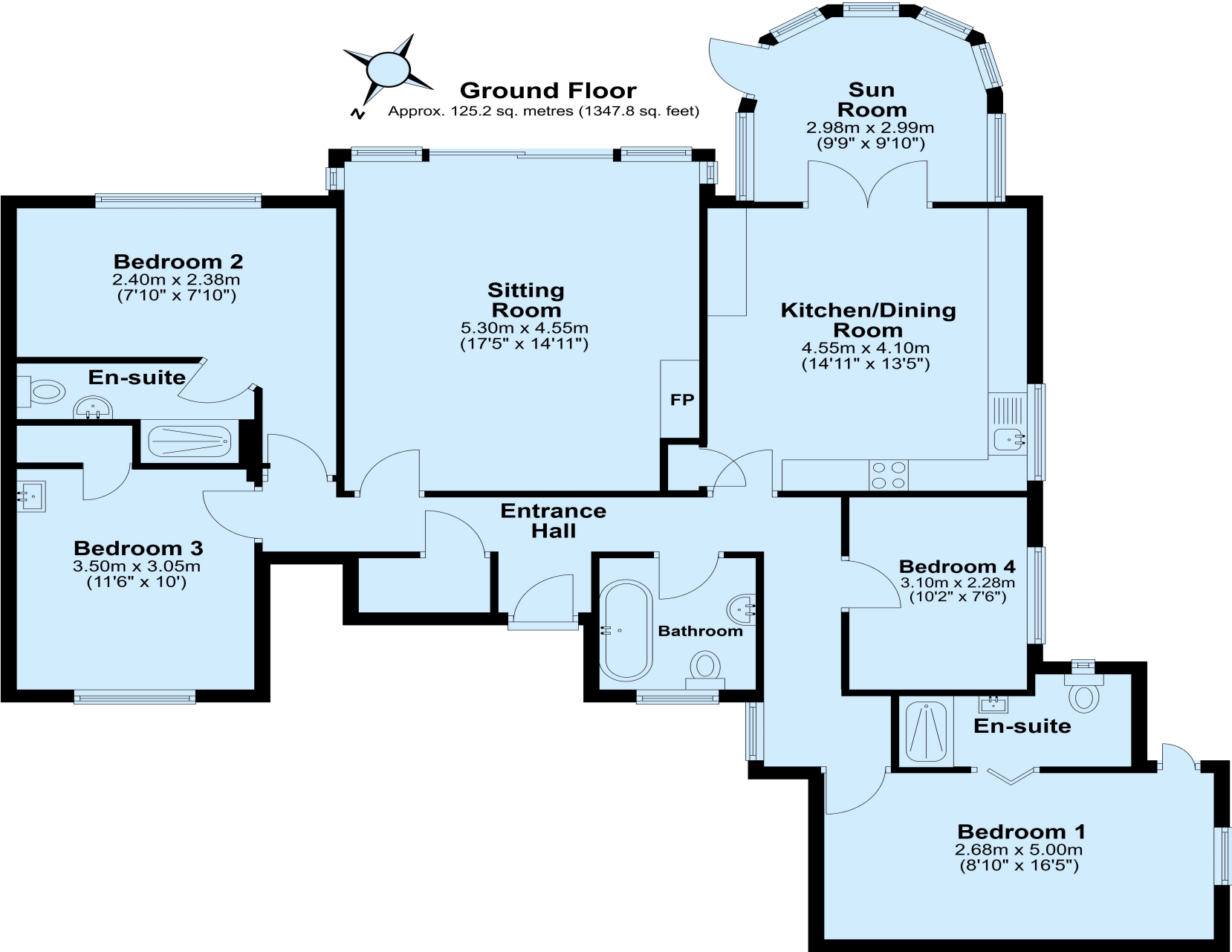
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Total area: approx. 125.2 sq. metres (1347.8 sq. feet)

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