



9 Stentiford Hill



**STAGS**



# 9 Stentiford Hill

Kingsbridge, TQ7 1BD

Salcombe 6 miles. Totnes 13 miles. Plymouth 20 miles.

A superbly presented home within walking distance of the town, with a stunning open-plan kitchen dining room enjoying delightful rural views, an attractive sitting room, three bedrooms and a further staircase leads to a large, versatile converted attic room, currently in use as a fourth bedroom.. Benefiting from a pretty garden and outbuilding for utilities and storage.

- Beautifully Presented Throughout
- Large Converted Attic Room
- Attractive Kitchen/Diner
- Countryside views
- Three Bedroom
- Sitting Room with Wood Burning Stove
- Delightful Enclosed Garden
- Freehold - Council Tax Band C

## Guide Price £375,000

The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with its main line train station and good connectivity to London and Dartmouth are both within easy reach.

This charming family home is situated on the outskirts of town within easy walking distance of schools and amenities. The property is entered via the front porch and into a welcoming hallway, with stairs to the first floor and door to; an attractive sitting room with box bay window overlooking the front garden and a wood burning stove perfect for cosy nights in. The kitchen/diner is not only attractive but a wonderful space, with natural light from the French doors leading out to the garden, and pleasant views. The fitted kitchen is well appointed, with ample space for dining furniture, making this a great entertaining space or hub of the home. The first floor the landing gives access to a good size shower room and three generous bedrooms. A further staircase leads to a large, versatile converted attic room, currently in use as a fourth bedroom.

External benefits include an enclosed, cottage style garden, generous in size, mainly laid to lawn with pretty, well stocked planted borders. There is a garden store with light and power. The garden also has convenient side access.

Mains drainage, gas, electric and water.

Gas central heating.

Based on the latest data at Ofcom Superfast broadband and mobile coverage from Vodafone, EE, O2 & Three are available at the property.









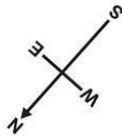
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 81                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

1 The Promenade,  
Kingsbridge, TQ7 1JD

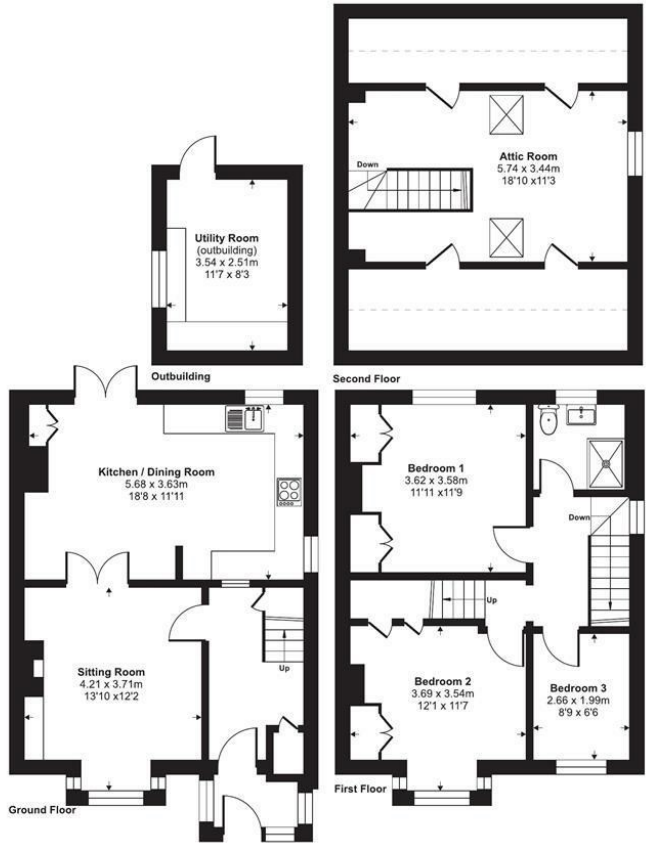
kingsbridge@stags.co.uk  
01548 853131



Denotes restricted  
head height

Approximate Area = 1294 sq ft / 120.2 sq m  
Limited Use Area(s) = 94 sq ft / 8.7 sq m  
Outbuilding = 96 sq ft / 8.9 sq m  
Total = 1484 sq ft / 137.8 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). ©nichecom 2026.  
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