



Longbrook Parlour



STAGS

Longbrook Parlour

West Alvington, Kingsbridge, TQ7 3PX

Kingsbridge approx. 1 miles Salcombe approx. 5miles Dartmouth approx. 15 miles

A beautifully presented, detached thatched barn conversion situated on a large plot of attractive gardens within a peaceful setting.

- Detached Three Bedroom House
- Underfloor Heating Throughout
- Generous Plot
- Close to local amenities
- Freehold - Council Tax Band D
- Ample Parking
- Beautifully Presented Throughout
- Tranquil & Idyllic Location
- Large outbuilding approx. 130 sqm
- CHAIN FREE

Guide Price £550,000

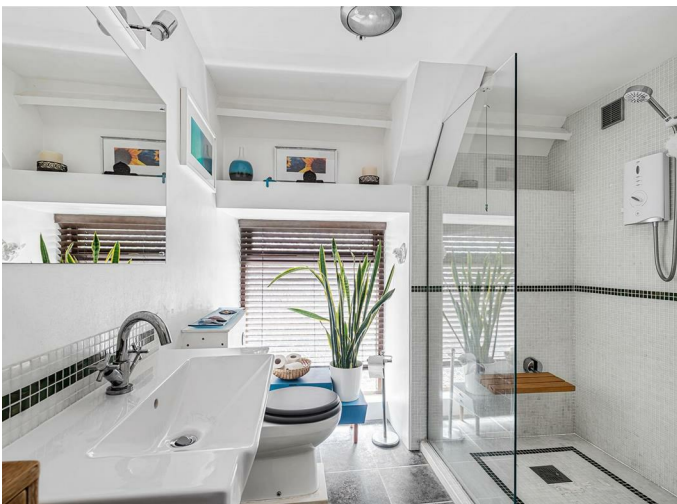
West Alvington is a popular village, on the outskirts of the market town of Kingsbridge. The village offers a cricket club, beautiful walks through West Alvington Woods as well as a primary school and village hall. West Alvington is a short drive from the popular coastal destinations of Salcombe and Hope Cove. Well positioned on a regular bus service from Kingsbridge to Salcombe, many towns can also be reached from Kingsbridge bus station. Kingsbridge has a good range of facilities including a sports centre with indoor swimming pool and Cottage Hospital, the town also has a Library, Primary School and highly regarded secondary education at Kingsbridge Community College, along with a good range of shops, galleries, restaurants, cafes, a cinema, and supermarkets.

Longbook Parlour is a beautifully presented, detached home which boasts a perfect blend of architectural features and modern design whilst sympathetically retaining the natural heritage and character of the property. The glazed porch opens to a generous entrance hall giving access to a useful downstairs utility room with WC and the open-plan living and dining room with beech wood floorboards and underfloor heating making this the perfect space to relax – French doors open out to a large patio featuring a glass-covered solid oak gazebo – a great spot for BBQ's, alfresco dining and entertaining whilst taking in the views over the garden and countryside. The fitted kitchen benefits from quality integrated appliances and is both practical and attractive. A spiral staircase leads the way to a modern shower room and two double bedrooms. The master bedroom has fitted wardrobes and pleasant views, whilst bedroom two also has a fitted wardrobe, the main feature of this room is it's double height, providing a particularly spacious feel. A further bedroom with a large Velux window can be found on the second floor.

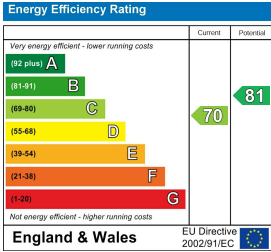
Situated on a large plot of approx. 1/3 of an acre which has a variety of shrubs, mature plants and fruit trees. A large outbuilding situated next to the property provides a versatile space, ideal for parking, storage for motor homes or boats etc. There is allocated parking for 3 vehicles.

Mains electric, gas, drainage, & water. Underfloor gas heating throughout the property. Based on the latest data at Ofcom Ultrafast broadband and mobile coverage from EE, Vodafone, Three & O2 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.



1 The Promenade,
Kingsbridge, TQ7 1JD

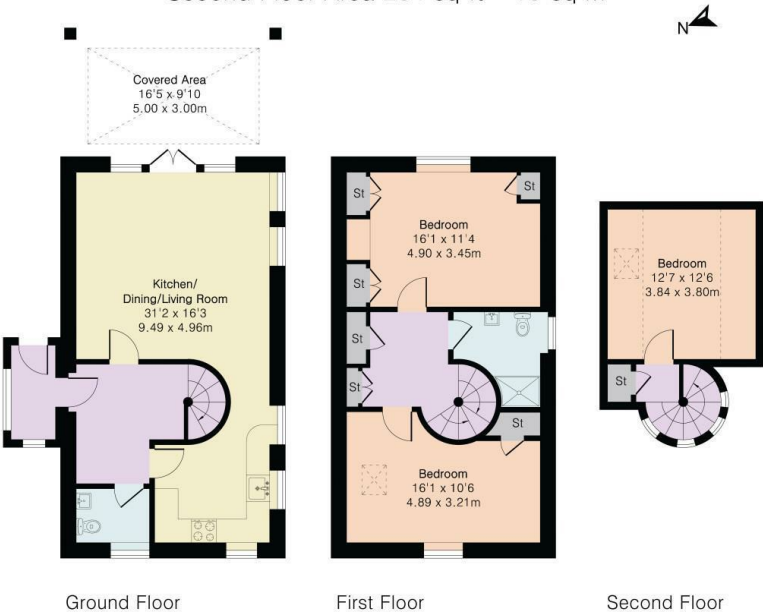
kingsbridge@stags.co.uk
01548 853131

Approximate Gross Internal Area 1257 sq ft - 117 sq m

Ground Floor Area 546 sq ft – 51 sq m

First Floor Area 507 sq ft – 47 sq m

Second Floor Area 204 sq ft – 19 sq m



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