

# GREENBANK WEST BUCKLAND



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

# GREENBANK

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## Description

Nestled in a highly sought-after location this attractive semi-detached period cottage which is just a short walk to the popular beach at Bantham, offers a wonderful blend of character, comfort and practicality, making it an ideal permanent residence, holiday home or investment opportunity.

Approached through a delightful lawned front garden, the property enjoys excellent kerb appeal and a welcoming first impression. Inside, the spacious sitting room is full of charm, featuring a fireplace with log burning stove as its focal point together with alcove shelving, creating a warm and inviting space for relaxation and entertaining. The fitted kitchen is well-equipped with plenty of fitted floor and wall units with integrated appliances, boiler cupboard with storage and additional cupboard to house a washer/dryer and provides direct access to the rear patio garden. Completing the ground floor is a family bathroom.

On the first floor, there are three bedrooms comprising two comfortable double rooms, one of which features built-in wardrobes, together with a single bedroom that could also serve as a nursery, study or hobby room. A modern shower room completes the first-floor accommodation.

Outside, the rear patio garden offers a private and low-maintenance space for outdoor dining and enjoying the sunshine, with the added benefit of a log store and timber shed providing useful storage. To the front, the attractive lawned garden with established plants and shrubs further enhances the property's appeal, while driveway parking for two vehicles adds everyday convenience.

Situated within easy reach of Bantham's renowned sandy beach, coastal walks and stunning South Hams countryside, this charming cottage presents a rare opportunity to acquire a character home in one of Devon's most desirable coastal locations.

## Situation

West Buckland is an unspoilt large hamlet located just inland from the coast and enjoying peace and tranquillity, being away from main road traffic and set within a valley which is protected from the prevailing wind. Nearby are the better-known coastal villages of Thurlestone and Bantham. Thurlestone is renowned for its 18-hole links golf course but also has some fine beaches, a village inn, a shop, church, and a hotel which offers country club facilities to non-residents, including squash courts, swimming pool and a 9-hole golf course. On the other side of West Buckland lies Bantham which is arguably one of the prettiest villages in the South Hams being at the mouth of the river Avon and protected by sand dunes and vast expanses of golden beach. The market town of Kingsbridge is close at hand, as is the famous sailing centre of Salcombe on another delightful South Hams estuary.

## Directions

what3words - ordeals.awkward.slugs

From Kingsbridge take the A379 Plymouth road out of town, bearing left at the roundabout and passing through the village of Churchstow. At the next roundabout turn left onto the A381 heading towards Salcombe. Take the next right signed Thurlestone, stay on this lane until you reach the t-junction then bear right following the signs to Buckland. Take the next right and head down the hill, Greenbank will be found on your right just after you pass Clanacombe Lodge.



# PROPERTY DETAILS

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## Property Address

Greenbank, West Buckland, Kingsbridge, Devon TQ7 3AF

## Mileages

Kingsbridge 3.5 miles; Salcombe 5.5 miles; Totnes 15 miles (distances are approximate)

## Services

Mains electricity and water. Private drainage. Oil fired boiler.  
Carbon monoxide alarm.

## EPC Rating

Band E. Current: 42, Potential: 105

## Council Tax Band

C

## Tenure

Freehold

## Authority

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

## KEY FEATURES

- Attractive semi-detached period cottage
- Glorious countryside views
- Sitting room with fireplace
- Fitted kitchen with access to the rear garden
- Two double bedrooms, one single
- Bathroom and separate shower room
- Cottage style lawned front garden
- Rear patio garden with timber shed
- Driveway parking for 2 vehicles
- Close to Bantham beach
- Previously a very successful holiday let

## Fixtures & Fittings

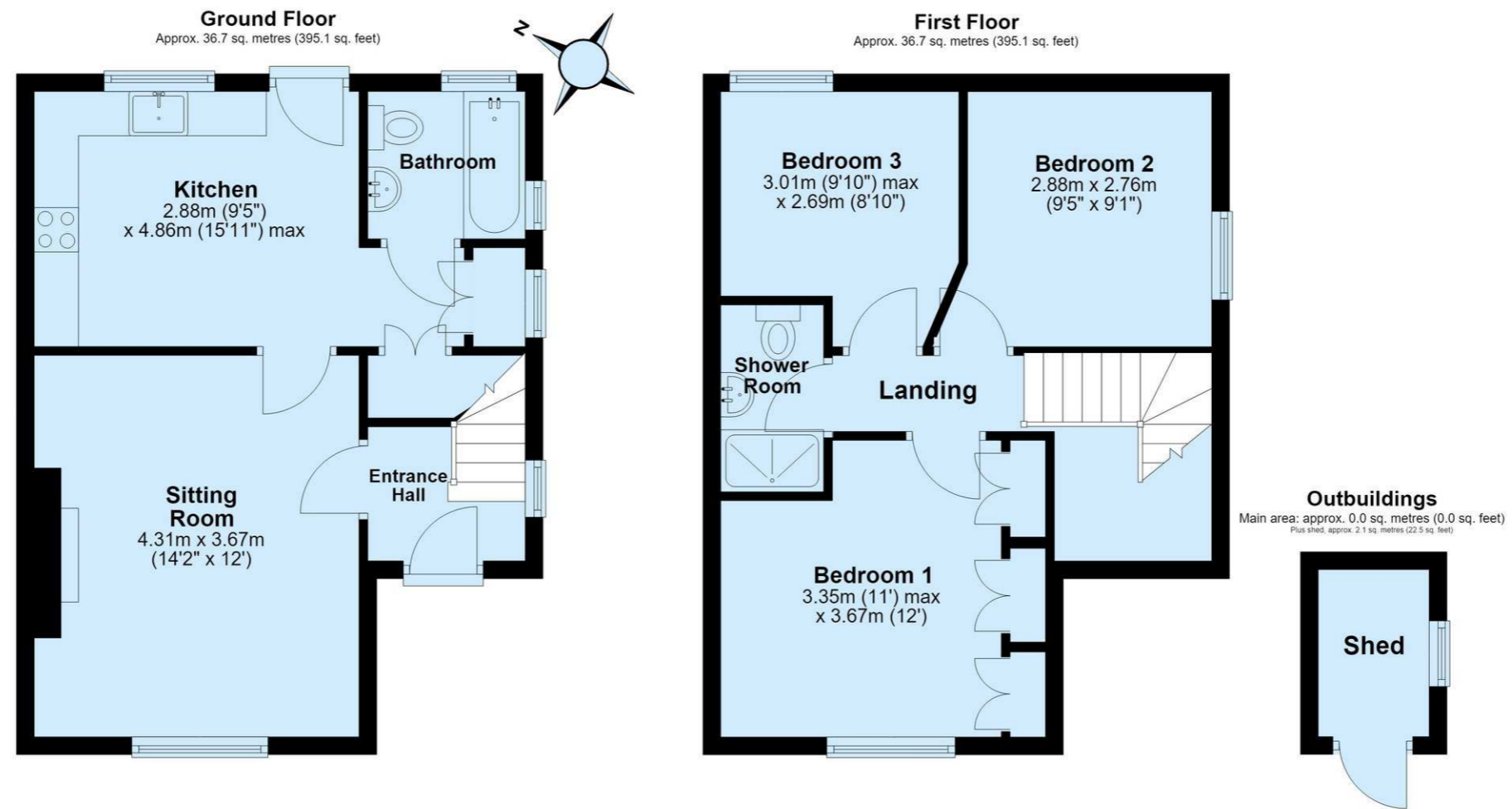
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

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



# FLOOR PLAN



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Kingsbridge  
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Modbury  
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Newton Ferrers  
01752 873311

Salcombe  
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Totnes  
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Lettings  
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