

# THE COACH HOUSE, PINDAR LODGE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

# THE COACH HOUSE, PINDAR LODGE

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## Description

Tucked away in a peaceful and discreet setting, yet just moments from the charm of Kingsbridge Quay, this beautifully presented reverse-level, two-bedroom detached property offers a unique blend of comfort, style, and convenience.

Upon entering the property, you step into the hall which has stairs leading to the first floor. From here, doors open into two generously sized double bedrooms, both designed with comfort and practicality in mind. Bedroom one benefits from fitted wardrobes, providing ample storage space while maintaining a clean and uncluttered feel. The bedrooms are further enhanced by their own en-suite facilities, ensuring privacy and convenience. Bedroom one features a modern en-suite shower room, ideal for quick refreshment, while bedroom two boasts an en-suite bathroom complete with a shower above the bath—perfect for both relaxing soaks and busy mornings.

Ascending the stairs, the home reveals its true character. The central staircase opens into a superb open-plan living space, cleverly divided into a sitting/dining area and a kitchen. The vaulted ceiling creates a sense of volume and light, giving the entire floor an airy and inviting atmosphere.

The sitting/dining room has dual-aspect windows that frame lovely views towards the quay. A gas log burner provides further cosy ambiance. Whether enjoying a quiet evening or entertaining guests, this space provides a relaxing backdrop that connects the indoors with the beauty of the surrounding area. Adjacent to this, the fitted kitchen has units on three sides with integrated appliances, providing both functionality and style. A further set of dual-aspect windows flood the space with natural light, enhancing its bright and spacious feel.

Outside there is a charming, sunny walled courtyard and terrace for communal use. The property comes with an allocated parking for one vehicle—an invaluable feature in such a central location. And a pedestrian gate provides direct access to the quay and nearby town, placing local shops, restaurants, and waterside walks just moments from your doorstep.

In summary, this delightful detached home offers a rare opportunity to enjoy a tranquil lifestyle without sacrificing convenience. Its clever reverse-level design, and enviable proximity to the quay, make it a truly special property, perfect as a permanent residence, holiday home, or investment opportunity.

## Situation

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

## Directions

what3words - pylons.twitching.sofas

Via car - From our offices on Fore Street turn left into Duncombe Street following the one-way system bearing right into Church Street. Proceed down Church Street and as you approach the Antiques shop turn left into Ebrington Street. Pindar Lodge will be found a short way along on the right hand side. There is also a pedestrian access gate to the right of Wills Marine on The Promenade.



# PROPERTY DETAILS

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## Property Address

The Coach House, Pindar Lodge, The Promenade, Kingsbridge, Devon TQ7 1JF

## Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

## Services

Mains electricity, gas, water and drainage. Gas combi boiler. Smoke alarms. Carbon monoxide detector.

**EPC Rating** - Band E. Current: 48, Potential: 87

**Council Tax** - Band B

## Tenure

Leasehold - 999 years from 04/06/1986.  
Service/maintenance charge - approx. £414.00 per annum - includes building insurance, communal driveway and drains.

## Authority

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

## Key Features

- Detached, character property
- Reverse level living
- 2 double bedrooms
- 1 shower room + 1 bathroom
- Open plan kitchen/sitting/dining room
- Allocated parking for one vehicle
- Views to the quay and estuary
- Communal walled courtyard and terrace
- Level walk to amenities and transport links.

## Fixtures & Fittings

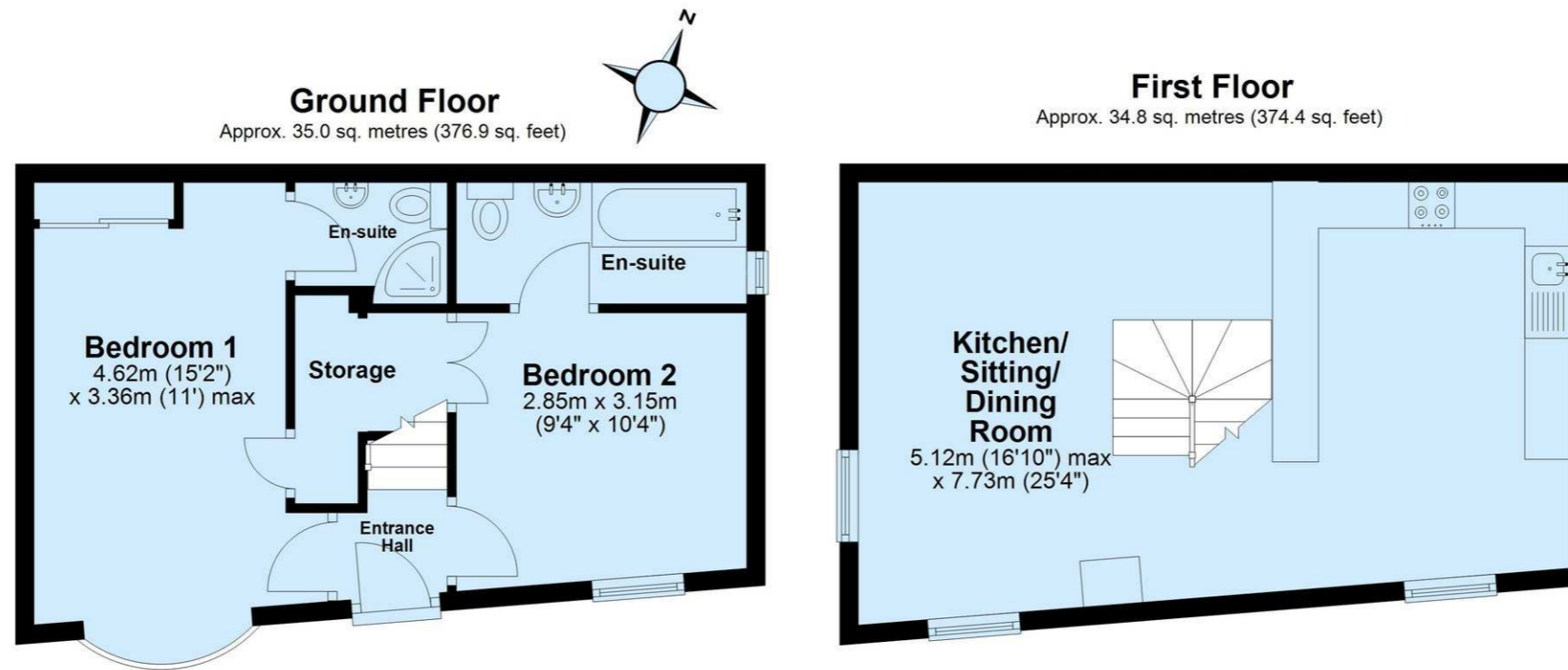
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

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



# FLOOR PLAN



Total area: approx. 69.8 sq. metres (751.4 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance 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. 2. 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 Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. 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. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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Kingsbridge  
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Modbury  
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Newton Ferrers  
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Salcombe  
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Lettings  
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