

8 TANPITS MEADOW



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

8 TANPITS MEADOW

Description

Set within the charming village of Chillington, this beautifully presented detached bungalow has been thoughtfully reconfigured and comprehensively refurbished by the current owner to create a home that feels both contemporary and invitingly traditional. Positioned on a sizeable plot with wraparound garden, it immediately impresses. The manicured lawn, established trees and shrubs, are enhanced by a sleek resin driveway allowing parking for two vehicles and a detached garage that adds both practicality and convenience.

Inside, the bungalow opens into a bright and spacious layout, where modern living takes centre stage. The heart of the home is the stunning, triple aspect open-plan kitchen, dining and sitting room — a sociable, light-filled space designed for effortless everyday living and relaxed entertaining. The kitchen blends style and function with its clean lines and quality finishes, while the sitting area offers a welcoming atmosphere with plenty of room to unwind in front of the wood burning stove. From the dining area glazed doors open onto a private courtyard style patio seating area which continues around to steps at the side of the property up to a larger paved terrace and lawned garden bound by hedge and attractive old Devon stone walling. This is a true highlight, carefully designed to offer colour, structure, and tranquillity throughout the seasons. Whether enjoying a quiet morning coffee or entertaining, this outdoor space feels like a natural extension of the home.

Three double bedrooms provide comfortable accommodation, each neutrally decorated to reflect the home's fresh, contemporary feel with beds 1 and 2 benefitting from mirrored wardrobes. A beautifully appointed bathroom and a newly added cloakroom ensure convenience for both residents and guests.

With its refined finish, modern comforts, and idyllic village setting, this stunning bungalow offers a rare opportunity to enjoy stylish single-storey living in a wonderfully serene location just 2 miles from the coast.

Situation

The village of Chillington has its own amenities including a pub, village hall, playing fields with children's play area, community orchard, post office/general store, hair/beauty salon, health centre and pub. There is a primary school in the neighbouring village of Stokenham which is rated outstanding by Ofsted and fine parish churches in Stokenham and Sherford. The village is conveniently placed for easy access to Start Bay, Salcombe and Dart estuaries, renowned for their sailing, and is also close to the beautiful South Devon coastline where there is a marvellous selection of beaches and coves, spectacular rugged cliffs and headlands all linked by the South West Coast path.

Directions

what3words - demotion.mingles.gadget

From Kingsbridge take the A379 out of town for about 4 miles passing through West & East Charleton and Frogmore. Continue into the village of Chillington, turn right into Tanpits Lane and then right again into Tanpits Meadow, No.8 will be found on the right-hand side.



PROPERTY DETAILS

Property Address

8 Tanpits Meadow, Chillington, Kingsbridge, Devon TQ7 2UB

Mileages

Kingsbridge 5 miles; Salcombe 10 miles; Dartmouth 11 miles; A38 Devon Expressway 15 miles; Plymouth 25 miles (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired central heating. LPG for cooker hob. Honeywell Home portable remote for operating the heating. Underfloor heating in kitchen/dining area. Solar panels - owned.

EPC Rating

Band C. Current: 78, Potential: 85

Council Tax Band

D

Tenure

Freehold

Authority

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

Key Features

- Beautifully presented and fully refurbished detached bungalow
- Approximately 86.4 sq. metres (920.7 sq. feet) of accommodation including garage
- Triple aspect, open plan sitting, kitchen, dining room
- 3 double bedrooms
- Bathroom and cloakroom
- Detached garage and driveway parking for 2 vehicles
- Delightful landscaped wraparound garden
- Two private Indian Sandstone patio seating areas
- Countryside views
- 2 miles from the coast

Fixtures & Fittings

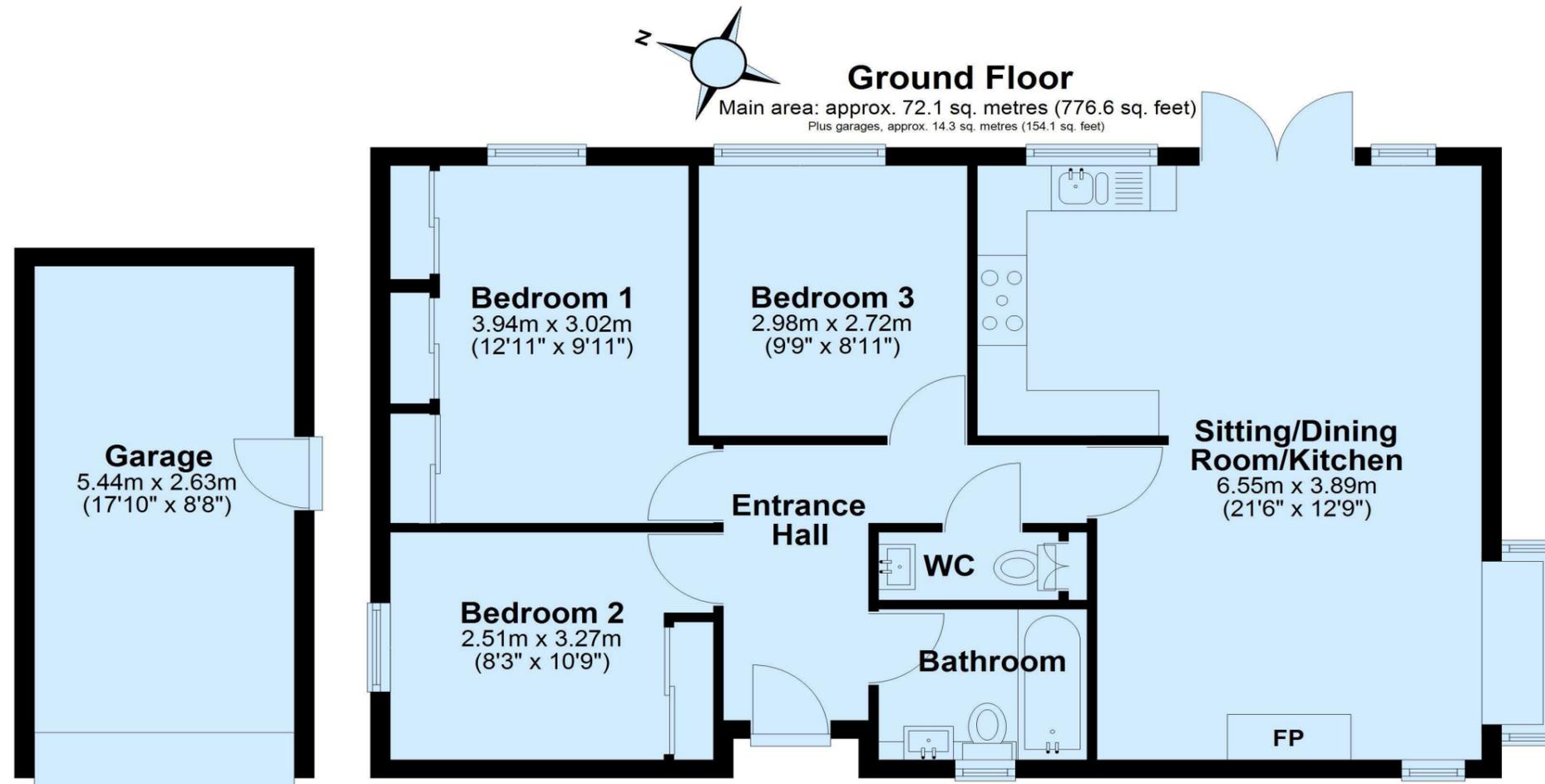
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



TOTAL AREA: approx. 86.4sq metres (920.7sq feet) of accommodation, including garage.

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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01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
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Lettings
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Prime Waterfront & Country House
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