



Stickledown, Eddystone Road, Thurlestone

In Excess of £2,500,000

HARRIET
GEORGE



Stickledown

Eddystone Road, Thurlestone, Kingsbridge

- Highly desirable village with strong community
- Well presented house with a southerly aspect
- Elevated position with spectacular sea and rural views
- A short walk from magnificent beaches and village amenities
- Living room with contemporary log effect fire
- Sitting room with wood burning stove
- First floor decked balcony with glass ballustrade
- Wonderful outside entertaining space
- Electric gated driveway and double garage with automatic door
- Rare opportunity on the prestigious Yarmer Estate

Thurlestone is the epitome of a South Devon village with its many picturesque stone and thatched cottages and colourful gardens resulting from its own "micro-climate". The village has a vibrant community and is renowned for its 4-star hotel with private health club facilities and prestigious 18 hole cliff top golf course with tennis courts. In addition there is a highly regarded primary school, village shop with post office, pub and church.

The closest town is Kingsbridge which offers extensive shopping and facilities including a health centre, small hospital and sports centre. The popular sailing and holiday town of Salcombe is approximately 6 miles away. Stickledown occupies a generous plot on the highly desirable Yarmer Estate. The house is conveniently located just a few minutes walk from a number of spectacular beaches, the golf course and South West Coast Path.

Council Tax band: G

Tenure: Freehold



Renovated and extended by the current owners, the house is in immaculate condition with lovely views across the golf course and out to sea from all the principal rooms.

The accommodation on the ground floor is extensive and flexible and includes a semi open-plan dining living room with bi-fold doors to the expansive south facing decked terrace and a modern well equipped kitchen with island, utility room and WC. The generous dual aspect sitting room with wood burning stove has access to the terrace and off the light filled entrance hall is a study, ground floor bedroom and shower room.

There are three en-suite bedrooms on the first floor. The two at the rear with recently fitted bathrooms have access to the balcony which enjoys fabulous views of the sea, golf course, the iconic Thurlestone Rock and round to the coastline at Bolt Tail in Hope Cove.

The house stands in the centre of its gardens which are beautifully planted and established with gently sloping lawns, mature shrubs and colourful flower beds. There are numerous areas to sit and at the bottom of the garden is a Pergola and summerhouse with power and heating.

The house is approached through two pairs of double gates to a driveway which sweeps down to the house; there is space to park a number of vehicles and access to the garage.

SERVICES

Mains water, drainage and electricity. Oil central heating.

DIRECTIONS

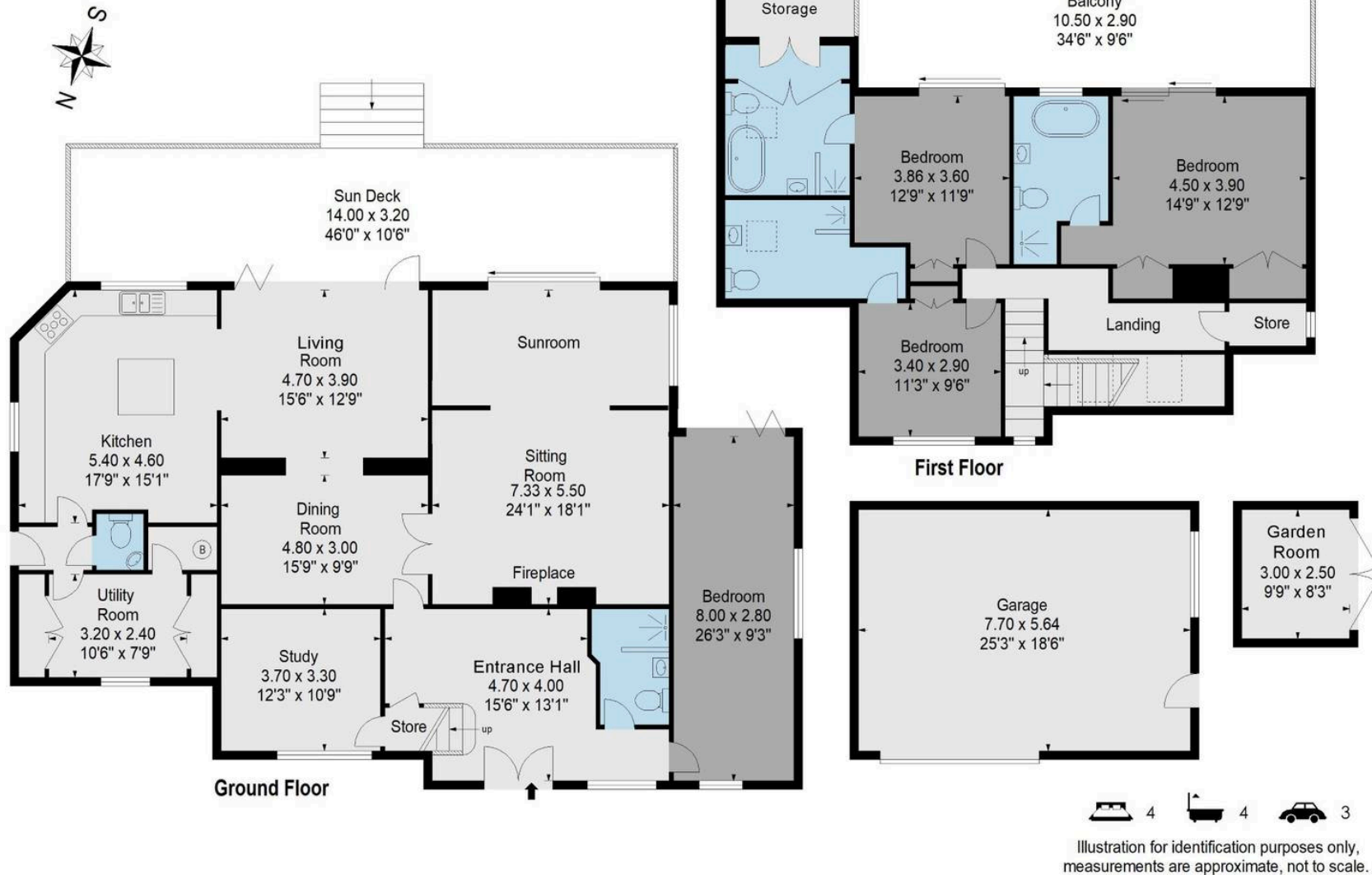
Follow the road into the village of Thurlestone, passing the school on your left and continue beyond The Village Inn and the post office / village store. As you round the corner, and head towards the golf club, Eddystone Road will be found on your right hand side. Stickledown is a short way along on the left hand side.





Approximate Gross Internal Area = 273.2 sqm / 2941 sq ft
(Excluding Garage)

Garage
Approximate Gross Internal Area = 43.1 sqm / 464 sq ft



Harriet George Properties Limited

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.