



Leeward House, West Charleton

Guide Price £1,450,000

HARRIET
GEORGE

Leeward House

West Charleton, Kingsbridge

A fabulous detached property occupying an elevated position with commanding panoramic views over the Salcombe-Kingsbridge Estuary.

The popular village of West Charleton is just a few miles from the market town of Kingsbridge and benefits from a church and primary school.

The house is located on the Kingsbridge side of the village so has the convenience of easy access to the town offers extensive shopping and facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College.

Stunning countryside, estuary and coastal walks are on the doorstep and the sailing towns of Dartmouth and Salcombe are within easy reach. The bustling town of Totnes is 13 miles away and from here there is a regular direct train service to London.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Built in the late 1990's, Leeward House was designed to take full advantage of the glorious views from its elevated position and is surrounded by open countryside.

The spacious, bright and airy accommodation is arranged over two floors with all the principal rooms facing south west to enjoy the uninterrupted views. On the ground floor, the impressive entrance hall with vaulted ceiling serves as an inner core from which the accommodation flows. Double doors open into both the sitting room and kitchen dining living room. The sitting room is a generous double aspect room with a fireplace fitted with multi fuel stove and doors to the sun room with underfloor heating. The fitted kitchen has space to dine and sit and at the rear is access to a utility / boot room. There are two en-suite bedrooms on the ground floor as well as a separate shower room.

On the first floor there are two double bedrooms; the generous master suite comprises a dressing room, modern en-suite bathroom and doors to a large roof terrace.

Beautifully planted landscaped gardens of around half an acre surround the house and adjoin farmland on three sides. The sweeping gated drive has ample parking and leads up to the detached double garage. In addition there is a single garage / store / workshop, which could, subject to any necessary consents, be incorporated into the house.

SERVICES

Mains water and electricity. Private drainage to septic tank.
Oil fired central heating.

DIRECTIONS

From Kingsbridge take the A379 road towards Dartmouth. Continue out of the town crossing over Bowcombe Bridge and Leeward House will be found a short distance along on the left hand side.



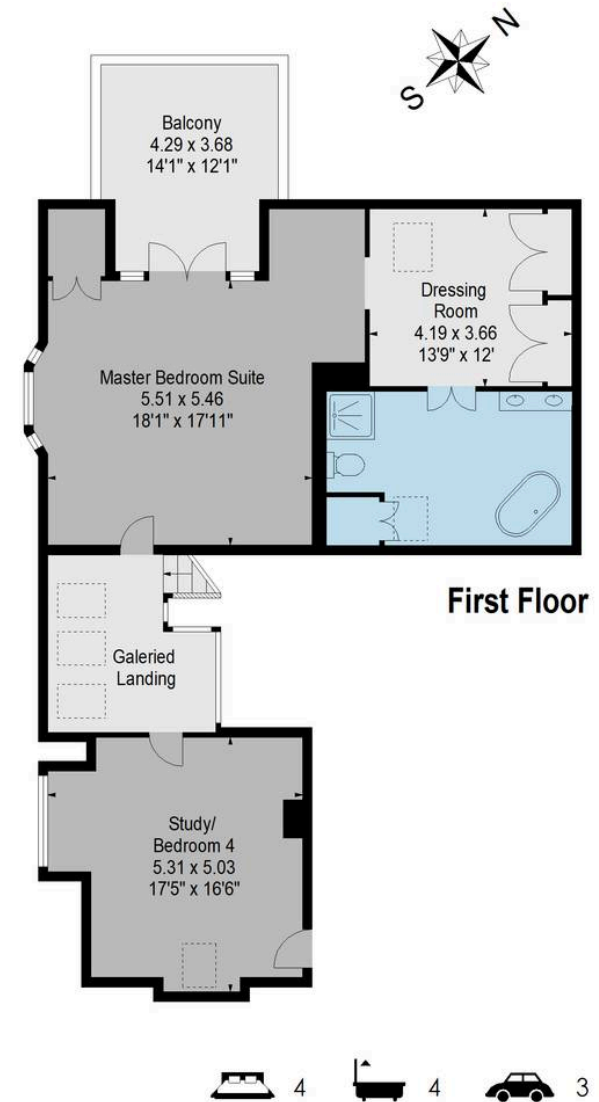
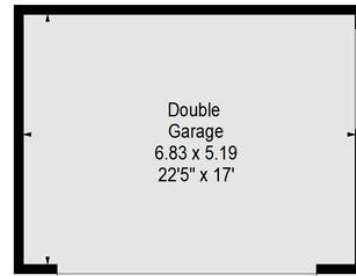


Illustration for identification purposes only,
measurements are approximate, not to scale.

Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

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