



**Windward Lane, Holcombe, Devon.**

**Guide Price £675,000**

# Windward Lane

Holcombe, Devon.

Impressive residence boasting nearly 3,000 square feet of living accommodation set within the highly desirable village of Holcombe with glorious views out to sea, the coast and into the village.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Impressive bespoke family sized detached residence with sea and rural views
- Highly desirable Holcombe location close to rural and beach walks
- Beautifully modernised throughout and extended to provide nearly 3,000 sq ft of living space
- Spacious living room/dining area
- Stylish en-suite bathroom
- Two drives with parking for six vehicles
- Five bedrooms and huge entertainment suite
- Well tended gardens offering area for vegetable plot. Raised decked area with seating to enjoy sea views.
- Many areas for working from home purposes.
- High quality kitchen, utility room, walk in pantry.





## Windward Lane

Holcombe, Devon

Impressive residence boasting nearly 3,000 square feet of living accommodation set within the highly desirable village of Holcombe with glorious views out to sea, the coast and into the village.

The ground floor offers three spacious double bedrooms and a home office with a lovely outlook. There is also a contemporary shower room/WC.

The second-floor features two further bedrooms, all lovely sized double rooms and the superb principal suite with Juliet balcony, fabulous views and a high quality, stylish en-suite bathroom. The entertainment room is currently presented as a second living area and gym space. There is a further modern bathroom on this floor.



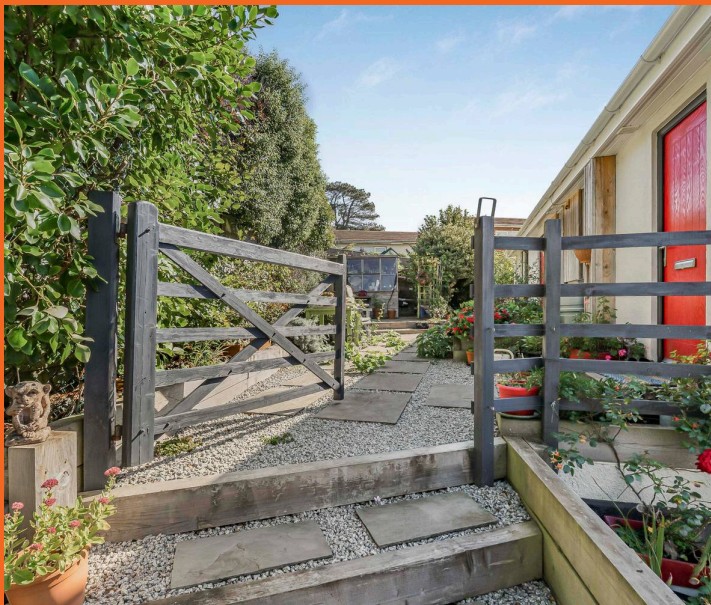
The lower floor has its own entrance and is utilised as a workshop/studio with access to cellar storage and benefitting from a Shower room and utility.



## GARDEN

The property has well-tended gardens on three sides, including lawned areas, a planted kitchen garden and sun patio. There is ample off-road parking for numerous cars.

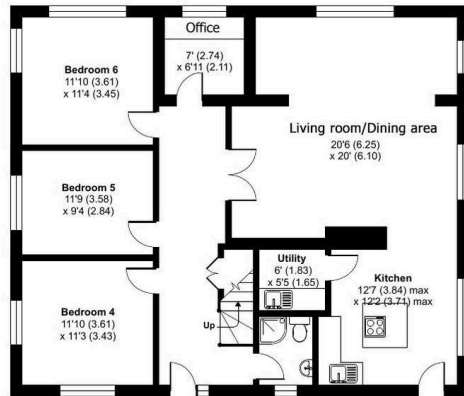
**Holcombe** is situated between the seaside resorts of Dawlish and Teignmouth, growing from a largely agricultural village into a home for those that commute to Exeter and Torbay. The village has a church, two pubs (The Castle Inn and the Smugglers Inn on the coast road) and a village hall. This strong community offers a variety of clubs from indoor bowls to a garden society. Both Teignmouth and Dawlish offer an extensive range of day-to-day conveniences, with railway connections to Exeter and London. Coastal walks are always favoured in this area via Smugglers Lane down to the beach along the sea walk into Teignmouth along with stunning woodland walks at Mamhead and in the Haldon Forest or east along the coast path.



Approximate Area = 2244 sq ft / 208.4 sq m  
Limited Use Area(s) = 78 sq ft / 7.2 sq m  
Annexe = 434 sq ft / 40.3 sq m  
Total = 2756 sq ft / 256 sq m  
For identification only - Not to scale



Denotes restricted head height

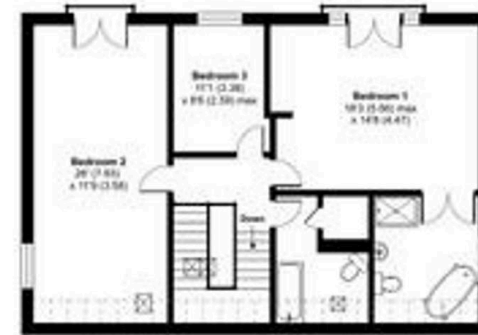


Ground Floor  
abt 1298 SQFT / 128.5 SQM

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First Floor  
abt 1024 SQFT / 95.1 SQM



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Western view from property.