4 DODBROOKE MANOR
KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

4 DODBROOKE MANOR

Description
An elegant first-floor apartment in a handsome period building, this two-bedroom property pairs graceful proportions with the convenience of a central Kingsbridge setting. Tall windows bring light into the beautifully presented rooms, while leafy outlooks and glimpses towards the estuary create a connection with the town's waterside surroundings. An established garden, garage and parking add to the appeal.

The approach is through the building's impressive entrance with staircase, which is shared between the top two apartments only, rises beneath a decorative stained-glass window. Within the apartment, high ceilings, sash windows, ample storage cupboards and an elegant decoration complement the character of the period architecture.

The sitting room is a welcoming space for both quiet evenings and entertaining. Dual aspect windows overlook the gardens and rooftops beyond, with views towards the estuary. A fireplace with a wood-burning stove provides a focal point, bringing warmth and character to the room throughout the seasons.

The fitted kitchen is carefully arranged, with cabinetry and work surfaces along both sides, a Belfast-style sink and a Lacanche duel fuel stove. At the far end, a window seat makes an inviting spot from which to enjoy the outlook, while shutters give the tall window a crisp finish.

The dual aspect principal bedroom has plenty of fitted wardrobes and enjoys views across the gardens towards open countryside beyond. The second bedroom has two windows allowing in plenty of natural light and enjoys en-suite facilities. Completing the accommodation is a luxurious bathroom with a roll top bath, pedestal basin, WC, complemented by decorative wood panelling.

Outside, the established south facing garden offers lawn, planted borders and a seating area beneath a pergola. It is a lovely place to spend a sunny afternoon, with garden access onto the embankment and quay. From the apartment there is additional hallway leading down a private front door for No.4 only, opening on to Ebrington Street offering easy access to the garage, parking and additional visitor parking, providing practical benefits in this convenient town setting.

Situation
Kingsbridge is a welcoming market town at the head of the estuary, with independent shops, restaurants and pubs, alongside two supermarkets, a cinema and a leisure centre with an indoor pool. Schools, a medical centre and a community hospital serve the town, while moorings, quays and slipways offer opportunities to enjoy the water. Numerous beaches, the South West Coast Path are within reach, as are sailing towns of Salcombe and Dartmouth.

Directions
what3words - ///parkway.steamed.estuaries
From the quay in the centre of Kingsbridge proceed along Embankment Road, with the estuary on your right-hand side, turn first left into Derby Road then left again into Ebrington Street. Dodbrooke Manor is on your left-hand side, just after Dodbrooke Lodge.





PROPERTY DETAILS

Property Address
4 Dodbrooke Manor, The Promenade, Kingsbridge, Devon TQ7 1DG

Mileages
Dartmouth 12 miles; Totnes with Rail link to London Paddington 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.

EPC Rating - Band D. Current: 60, Potential: 77

Council Tax Band - D

Tenure
The property is leasehold - 198 years from 18 August 2006 (ask agent for further details).
The Freehold is owned by Dodbrooke Manor Ltd, and each leaseholder owns a share.
Ground rent of approximately £40 per annum. Maintenance charge agreed by owners.

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



Key Features

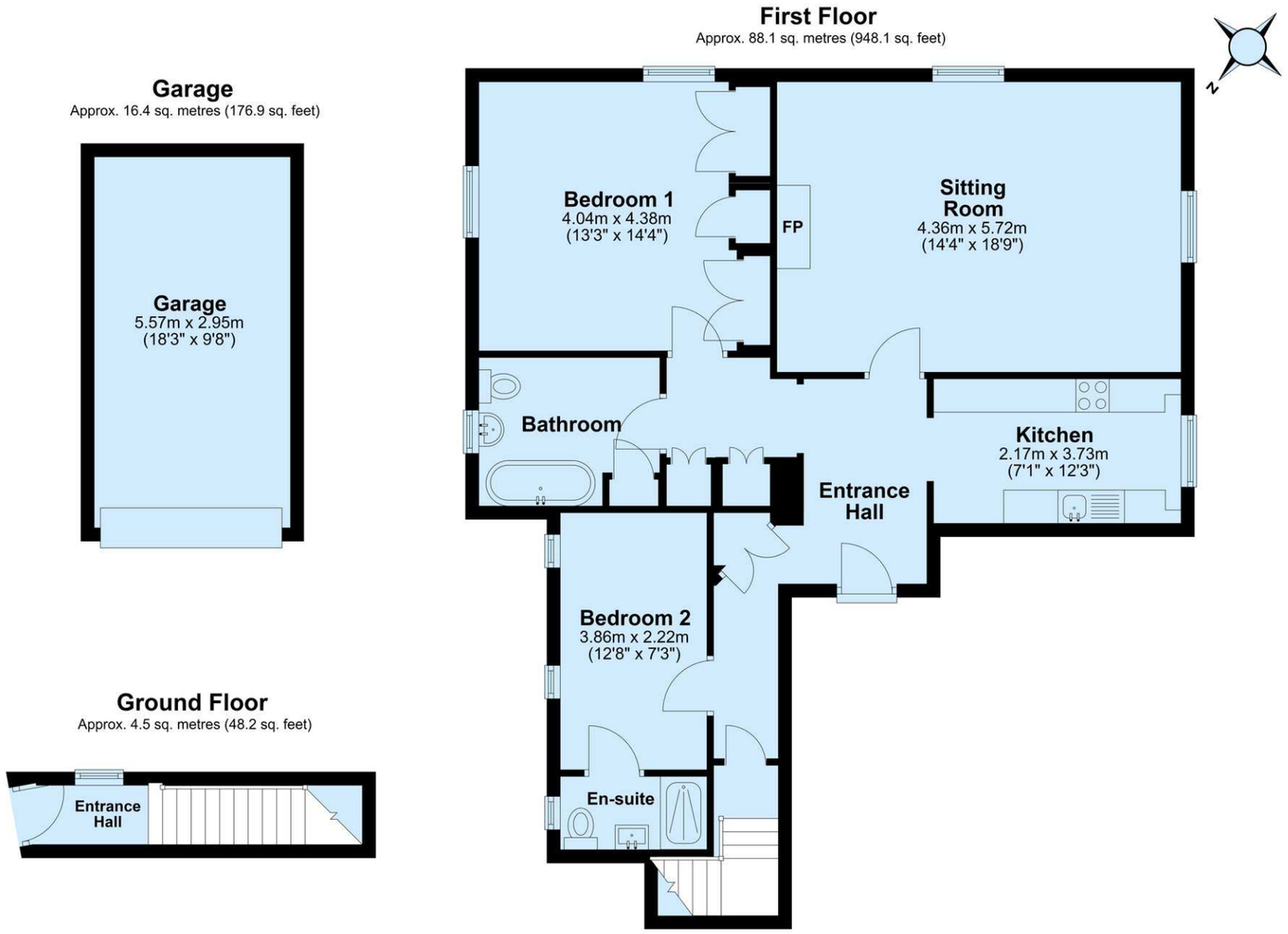
- Elegant first-floor apartment in a period property
- Beautifully curated with immaculate finishes
- Fitted kitchen with range-style cooker and window seat
- Spacious, dual aspect sitting room with wood-burning stove
- Two double bedrooms
- Well-appointed bathroom and en-suite shower room
- Views towards the estuary
- Lawned garden and seating area
- Garage and parking



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. 109.0 sq. metres (1173.2 sq. feet)

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