



1 Dodbrooke Lodge, Derby Road, Kingsbridge

Guide Price £595,000

HARRIET  
GEORGE

# 1 Dodbrooke Lodge

Derby Road, Kingsbridge

An elegant and spacious ground floor apartment with private gardens and two secure parking spaces in the heart of the town.

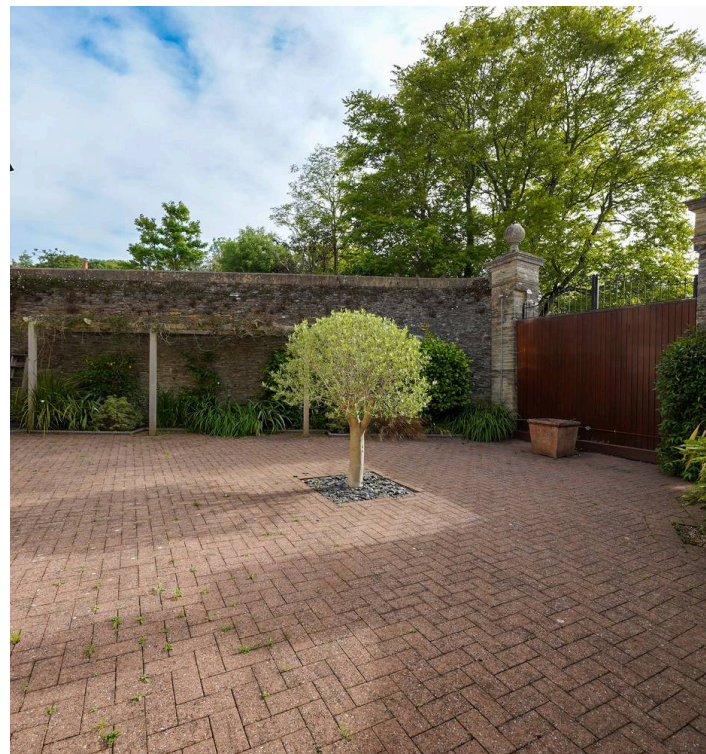
Kingsbridge is a picturesque market town located at the head of the Salcombe estuary with excellent boating and sailing facilities within the sheltered estuary waters.

Dodbrooke Lodge is ideally positioned, approximately 100 yards from The Embankment and Salcombe Estuary and within easy, almost level walking distance of the town centre which itself offers a range of shops, bars and restaurants to cater for all tastes. Specialist deli's, butchers and fishmongers provide a source of quality local produce whilst other amenities include the leisure centre, doctors, dentists and a hospital.

Kingsbridge is an excellent base to enjoy the exceptional coastline and local beaches and the peaceful Devon countryside, as well as being close to other popular towns such as Dartmouth, Totnes and Salcombe.

Council Tax band: F

Tenure: Share of Freehold



Dodbrooke Lodge was built in 1894 as the coach house, stables and servant quarters for the adjacent Dodbrooke Manor. In 2002 the building was converted into three high quality self-contained apartments with Number 1 occupying the entire ground floor.

The gracious apartment has wonderful high ceilings and bright airy accommodation that extends to in excess of 1600 sq ft. There is access from the living room and kitchen to a large private and sheltered rear courtyard. The spacious conservatory at the front has French doors to a second private terrace. All three bedrooms are doubles, and there are two shower rooms, one of which is en-suite and a family bathroom.

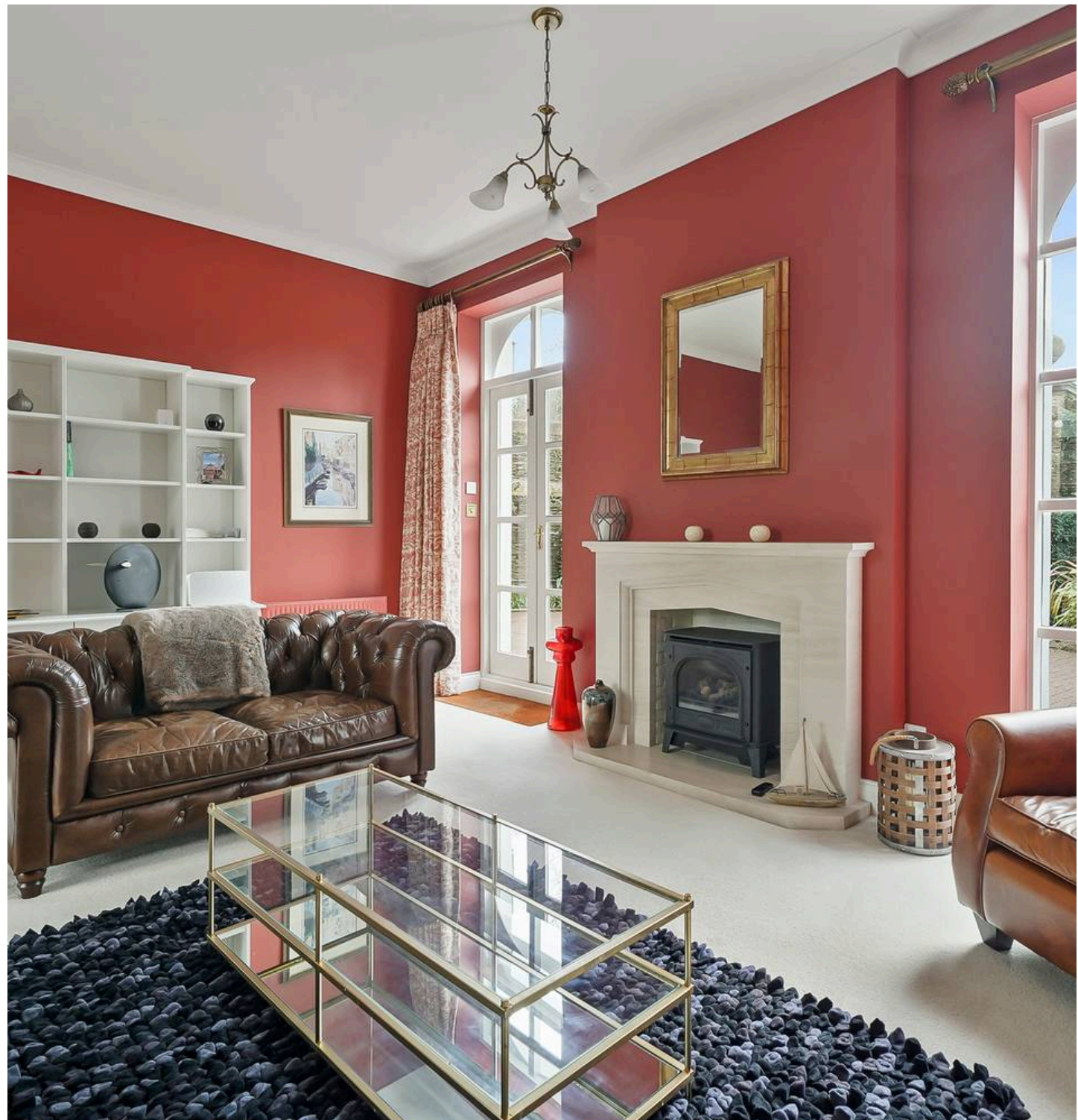
The property lies within the perimeter of the original stone walls and exudes a feeling of security and sanctuary behind electric gates. With two allocated parking spaces in the secure gated courtyard this is a unique apartment which would make a perfect permanent or easy lock up and leave second home.

#### **SERVICES**

Mains water, drainage, gas and electricity.

#### **DIRECTIONS**

From the centre of Kingsbridge, head along The Embankment leaving the estuary on your right hand side. Take the first turning left into Derby Road and then immediately left again into Ebrington Street. The entrance to Dodbrooke Lodge will be found on the left hand side.



Approximate Gross Internal Area = 150.2 sqm / 1617 sq ft

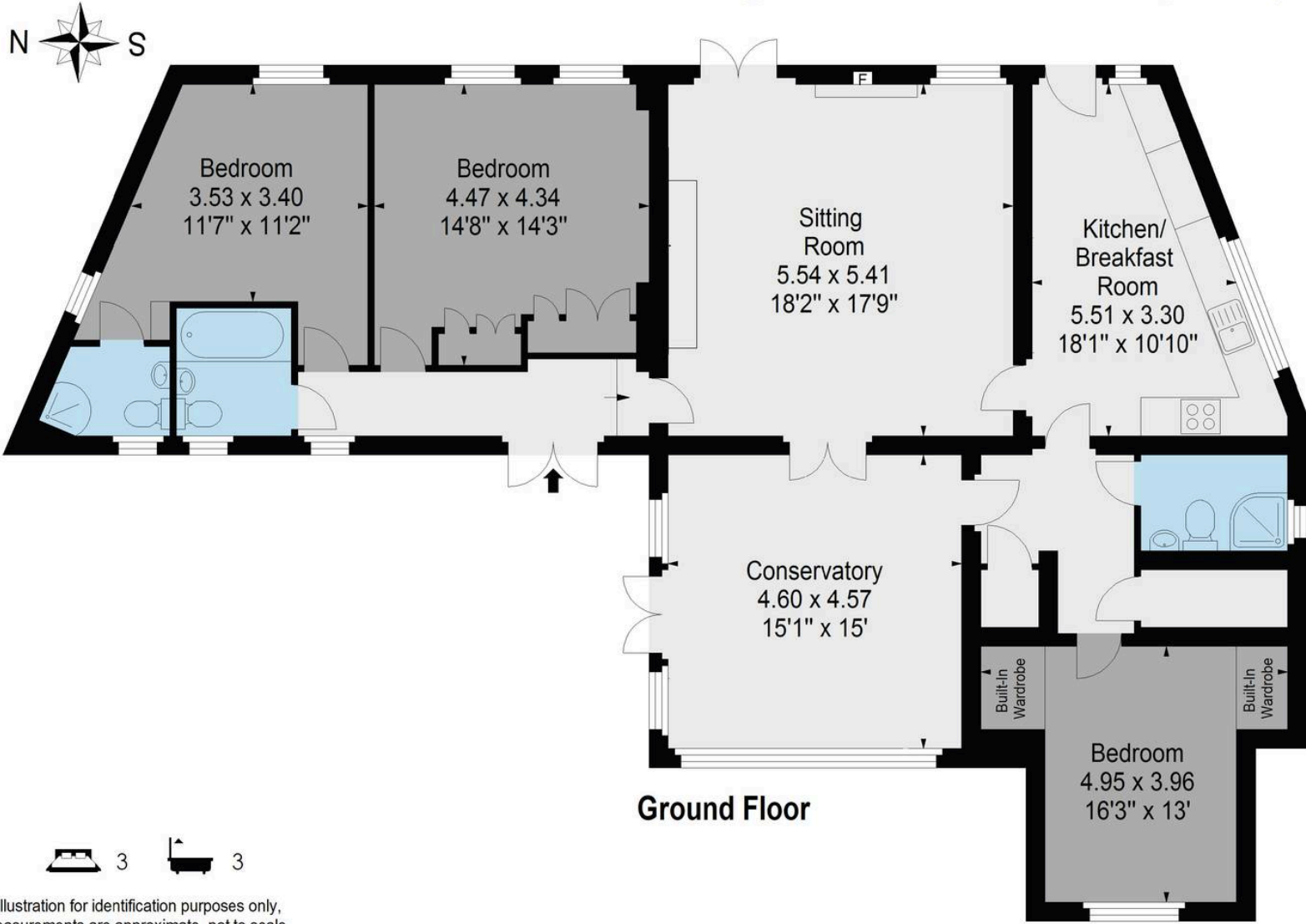


Illustration for identification purposes only, measurements are approximate, not to scale.

# 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.