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PEELERS PEACE

KINGSBRIDGE • TQ7 3AY

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GROUND FLOOR

Entrance Hallway | Kitchen | Sitting Room | Dining Room | Study | Utility | Shower Room

FIRST FLOOR

Bedroom 1 With En-Suite | Bedroom 2 With Walk In Wardrobe | Bedroom 3 With Eave Storage | Bathroom

EXTERNAL

Garage With W/C | Outdoor Store With W/C | Driveway Parking | Landscaped Rear Mature Garden | Mooring Available Upon Request | Decking





“An exceptional detached waterside residence offering spacious and versatile accommodation, generous gardens and breathtaking views.”...

Occupying a delightful waterside position with a mooring available upon request, this substantial detached home has been thoughtfully extended from its original bungalow design to create a spacious and versatile four-bedroom residence.

- Substantial detached four-bedroom property with beautiful garden
- Water and countryside views
- Waterside mooring upon request
- Detached garage with power, lighting, WC and excellent potential for a home office, studio or workshop
- Peaceful setting on an exclusive private road of individual homes





The entrance hall provides access to the well-appointed kitchen, featuring a range of built-in appliances, an electric hob, and a traditional Rayburn cooker. The kitchen flows seamlessly into the generous lounge and dining room through French doors, enjoying attractive views across the beautifully maintained gardens towards the water. Adjoining the kitchen is a practical utility room with external access. The ground floor offers a bedroom, currently arranged as a home office, together with a shower room.

Upstairs, the impressive principal suite is a particular highlight, boasting vaulted ceilings, a striking triangular feature window framing the waterside outlook, a dressing room, and an en-suite shower room. Two further bedrooms and a bathroom complete the first floor, with views across either the surrounding countryside or the water.

Outside, the beautifully landscaped gardens feature established planting, a raised vegetable garden, and a decking area, creating an ideal space for relaxing and entertaining. The generous gardens extend to the waterside, where a mooring may be available by separate arrangement upon request, offering an excellent opportunity for boating enthusiasts and those seeking a unique waterside lifestyle.

The detached garage, complete with power, lighting and a WC, provides exceptional versatility. A flue is already in place for the installation of a log burner, adding further potential to this adaptable space.

Further benefits include driveway parking and an enviable position along a private road of individually designed homes, where each property enjoys its own distinctive character. Combining spacious accommodation, flexible living and an exceptional waterside setting, this is a truly individual home offering a lifestyle opportunity that is rarely available.





KINGSBRIDGE

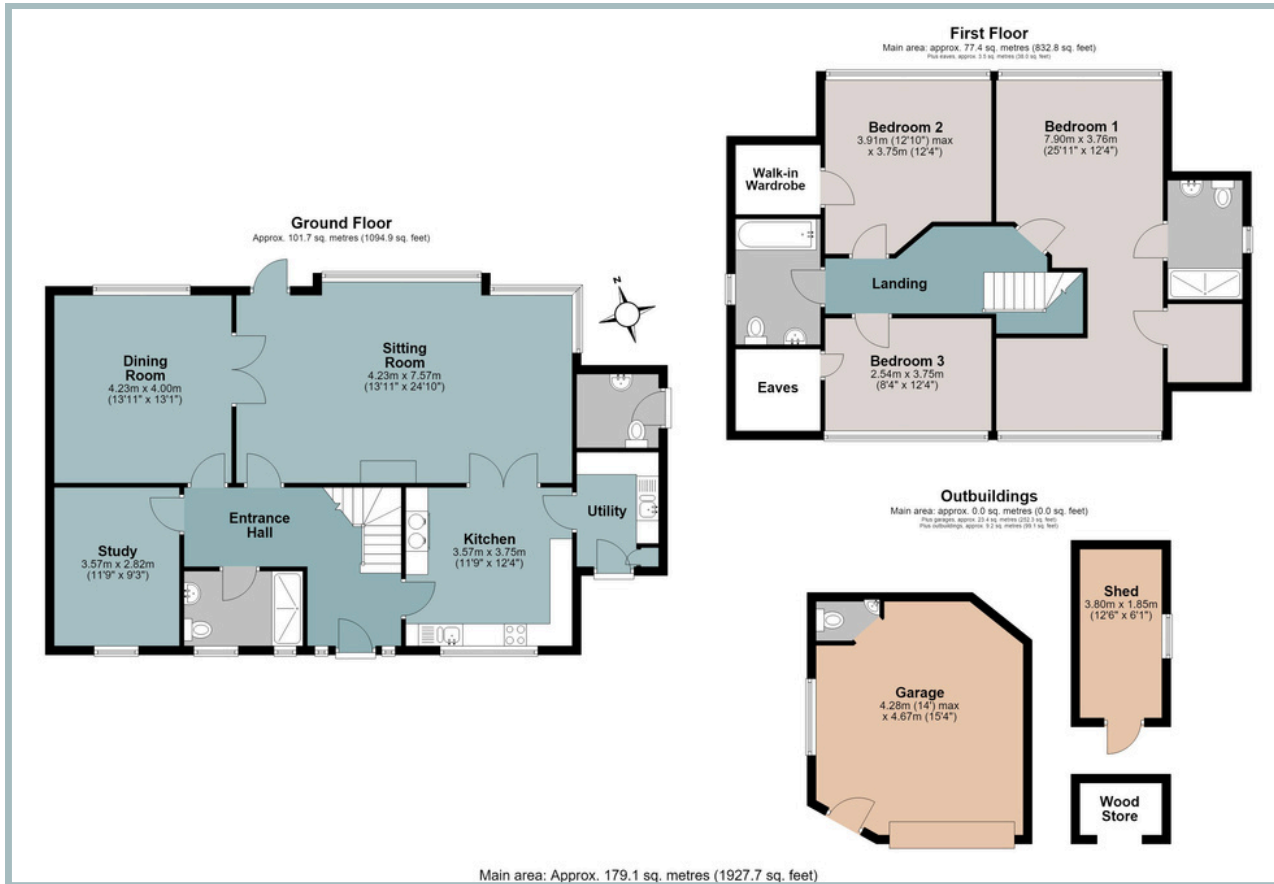
Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles



TOTAL APPROXIMATE AREA: 2317.1 SQ FT 215.2 SQ M
INCLUSIVE OF HOUSE, GARAGE, OUTBUILDINGS AND EAVES



Tenure: Freehold

Council Tax Band: G

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Oil fired central heating and air exchange system.

EPC: Current D (60) Potential C (74)

Viewings: Very strictly by appointment only

Directions: From the town centre, proceed past the petrol station and take the immediate left turn. Continue along this road as it descends the hill, then turn left into Tacket Wood. Follow the private road, where the property will be the third on the left.

What Three Words:///perfected.dine.wand

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