



Holmfield, West Charleton, Kingsbridge

In Excess of £895,000

HARRIET
GEORGE

Holmfield

West Charleton, Kingsbridge

An immaculate much loved family home with spacious and flexible accommodation and beautiful gardens with a heated swimming pool.

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

The famous sailing centres of Salcombe and Dartmouth are within easy reach as are a number of sandy beaches and coves with miles of coastal footpaths. A regular bus service passes through the village to Dartmouth and Kingsbridge.

The closest town is Kingsbridge which offers extensive shopping and facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College.

Council Tax band: C

Tenure: Freehold



Holmfield is a former farmhouse with all the principal rooms facing south. The house enjoys delightful views over the attractive garden and adjoining fields towards the Salcombe Estuary.

The interior of this charming home has been extensively refurbished and is well presented throughout offering flexible family accommodation. The house has an abundance of natural light and period detailing such as an inglenook fireplace, exposed ceiling beams and deep window seats. There are open fires in the sitting room and dining room and the kitchen has an AGA.

The garden room and sun room take full advantage of the rear walled garden with fish pond and open archways that give tantalising views of the swimming pool and countryside beyond. The gardens are an impressive feature of the property with a number of sun terraces and a well positioned summerhouse to enjoy the evening sun.

At the front of the property is off street parking for 3 cars and a single garage.

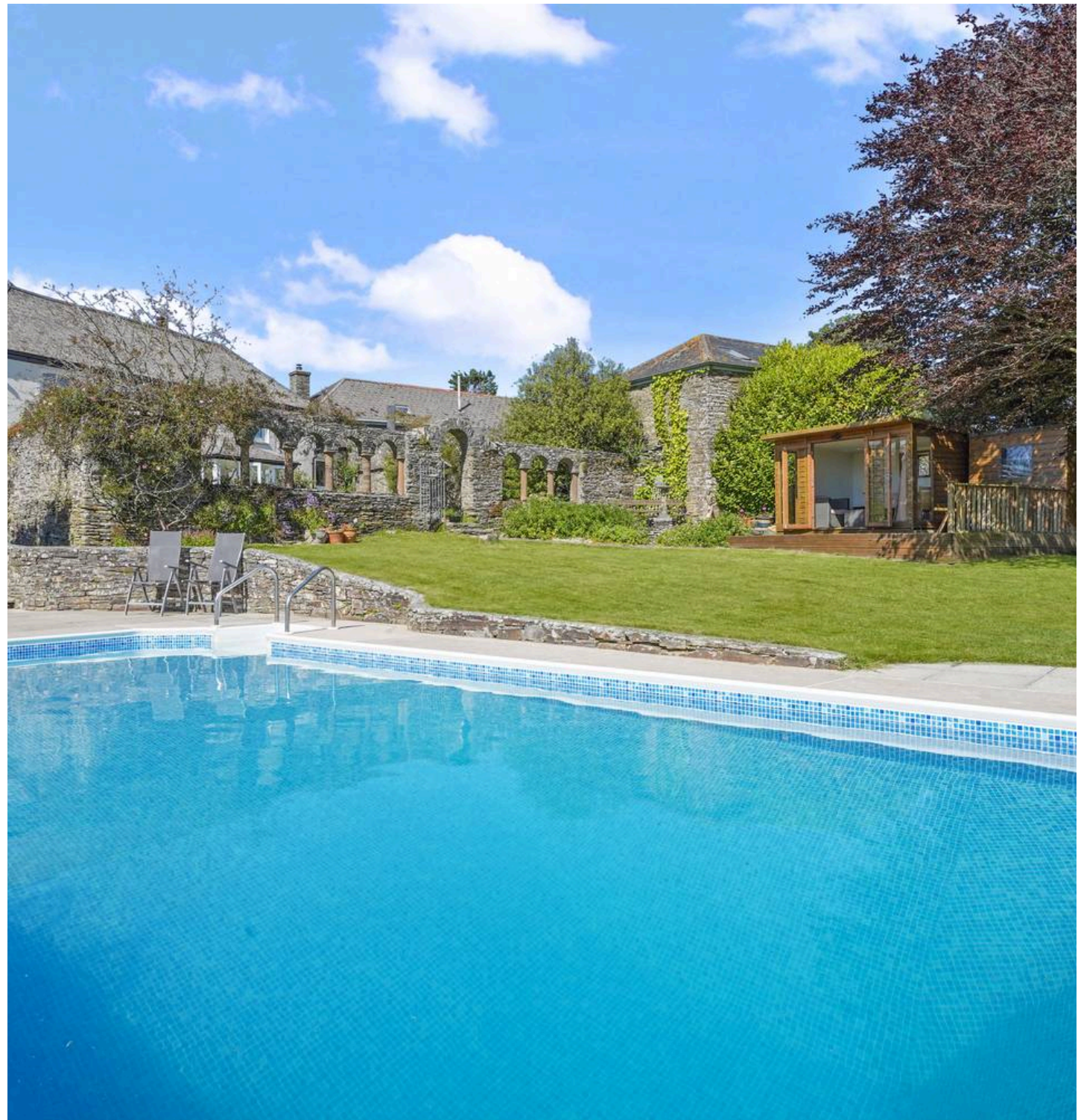
A self-contained cottage which is let on an Assured Shorthold Tenancy is available by separate negotiation.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. The swimming pool is heated by an Air Source Heat Pump.

DIRECTIONS

From Kingsbridge take the A379 road towards Dartmouth. Pass through the village of West Charleton and Holmfield will be found on the right hand side a little beyond the Primary School.



Holmfield, West Charleton

Approximate Gross Internal Area = 272.5 sqm / 2933 sq ft
(Excluding Garage)



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/

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.