

NIMROD STOKENHAM



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

NIMROD

Description

Nimrod welcomes you with a spacious and practical entrance hallway that immediately sets the tone for the home's thoughtful design. From here, the layout flows naturally into a beautifully crafted open-plan kitchen, living, and dining area, a bright sociable space that effortlessly blends comfort with functionality. The kitchen is well-equipped with a generous range of wall and floor units with integrated appliances, there's ample room for a fridge/freezer, and the stylish kitchen island creates a natural hub for everyday living. The adjoining, triple aspect living area is anchored by a charming log burner, adding both warmth and character, while a large picture window frames sweeping countryside views and fills the room with natural light. For convenience there's a door leading out to the south facing front terrace which enhances the sense of openness and connection to the outdoors.

Just off the kitchen, the utility room provides valuable additional workspace, complete with further storage, space for white goods and has plumbing in place ready for the installation of a sink, if desired. It has double doors to the front terrace making it ideal for practical day-to-day use. Continuing through the hallway, the bedrooms offer a calm and private retreat. The main bedroom is generously proportioned, featuring built-in wardrobes and a contemporary en-suite shower room. Bedrooms two and three are both comfortable doubles, with bedroom two benefiting from built-in storage and excellent natural light. The family bathroom is well appointed, offering both a separate shower and a full-sized bath.

Outside, the property strikes a perfect balance between usability and tranquility. A private driveway with wrought iron gates leads to a neatly lawned front garden and a 'sun-trap' terrace, an ideal spot for morning coffee, entertaining, or simply unwinding. The rear garden has a patio and steps up to a raised stoned seating area, both offer a private, peaceful escape.

The property also comes with the space for a home office, providing a versatile space for remote working, creative pursuits, or quiet reflection.

Situation

Stokenham is a pretty village with two pubs, an excellent primary school and a fine church and is close to the coastal village of Torcross and the popular Blackpool Sands. The market town of Kingsbridge, at the head of the Salcombe Estuary, is about 6 miles away with the sailing centres of Dartmouth and Salcombe also close by. Nearby is the beautiful South Devon coastline where there is a marvellous selection of beaches and coves linked by spectacularly rugged cliffs and headlands and Slapton Ley Nature Reserve which attracts visitors from all over the world, and is the largest freshwater lake in the South west.

Directions

what3words - guises.scanty.prospered

From Kingsbridge head out of town on the A379 passing through a series of villages until you reach Stokenham. At Carehouse Cross roundabout turn left then follow the road around to the right into Kiln Lane. The entrance to the driveway is on your left-hand side opposite the white walled property towards the end of the lane.



PROPERTY DETAILS

Property Address

Nimrod, Kiln Lane, Kingsbridge, Devon TQ7 2SF

Mileages

Kingsbridge 5 miles; Salcombe 11 miles; Dartmouth 15 miles (distances are approximate)

Services

Mains electricity, water and drainage. Air source heat pump and modern radiators. The property has also been completely rewired and replumbed.

EPC Rating

Band D. Current: 63, Potential: 69

Council Tax Band

D

Tenure

Freehold

Authority

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

Key Features

- Beautifully presented detached family property
- Superb countryside views
- Spacious open plan kitchen/sitting room
- 3 double bedrooms
- Utility room
- Detached home office
- Ample driveway parking
- Well-maintained wrap around garden
- South facing front terrace and rear patio
- Elevated position, sought after location

Fixtures & Fittings

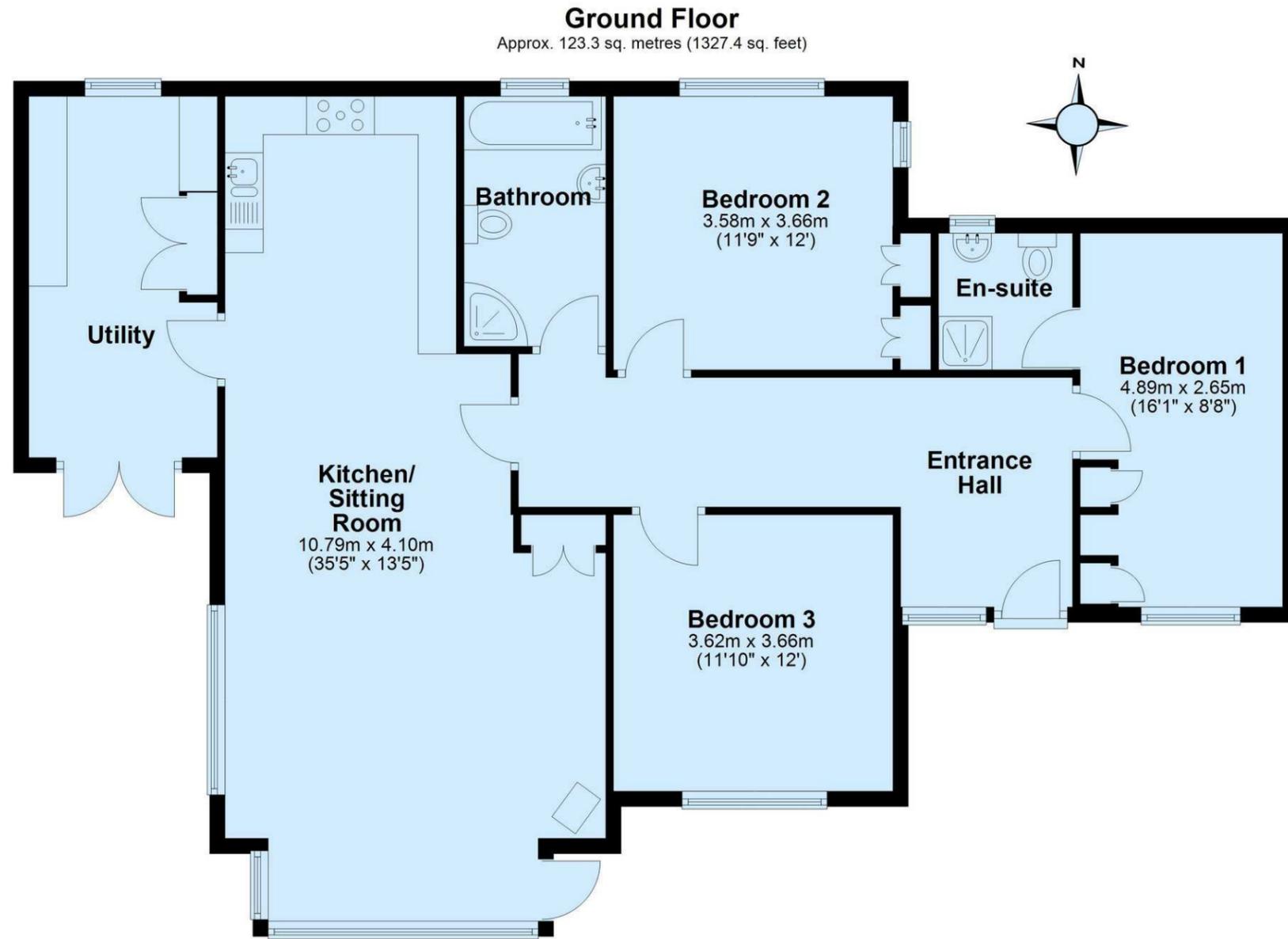
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



Total area: approx. 123.3 sq. metres (1327.4 sq. feet)

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Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590