



HALLBROOK MILL LANE KINGSBRIDGE

£525,000
FREEHOLD

Hallbrook is a beautifully refurbished detached residence that combines modern living with timeless charm. Recently updated, this home is move-in ready with no onward chain. On the ground floor, the property features a welcoming entrance hallway adorned with classic paneling, setting the tone for the tasteful interiors throughout. The kitchen boasts a central breakfast bar island, ample worktop space, integrated appliances, and a door leading to the side. The L-shaped living room offers an inviting space to relax or entertain, complete with a feature fireplace with a log burner, and doors that open onto the garden, creating a seamless connection between indoor and outdoor spaces. A separate cloakroom/WC adds practicality to this thoughtfully designed floor. The first floor continues to deliver, with a landing that includes built-in storage. Three generously sized bedrooms, with one benefiting from a en-suite shower room and a family bathroom serving the remaining bedrooms. Externally, the property has a two-tiered garden, featuring a raised level lawn area and a courtyard patio, perfect for outdoor entertaining or quiet relaxation. To the front, a private driveway provides ample parking and leads to a single garage, offering additional storage and convenience. Tenure: Freehold



- Garage • Beams and feature fireplace with log burner stove • Walking distance to Creek, pub and cafe • Private driveway and parking for 2 vehicles

Full Description

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Tenure: Freehold

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric

Heating.

EPC: Current E (52) Potential B (84)

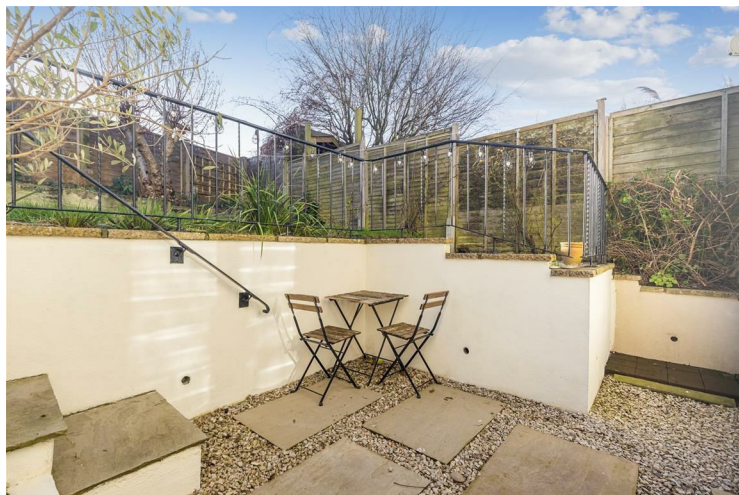
Viewings: Very strictly by appointment only

Location: Frogmore has a vibrant community spirit residents can partake in various local events hosted at the village hall and enjoy the convenience of a charming cafe and the local pub. Adding to the appeal of the village is the scenic Creek, a notable feature providing access to the Salcombe/Kingsbridge Estuary. Residents can delight in recreational activities such as kayaking and paddleboarding, or opt for a relaxing boat trip to explore the picturesque destinations of Salcombe or Kingsbridge. The property benefits from its location on a main bus route to Kingsbridge and Dartmouth, offering convenient transportation options. Crossing the bridge in the village leads to the renowned East Portlemouth, where the idyllic Mill Bay beach awaits, providing a perfect escape by the water. Additionally, it's just a short drive away from beautiful beaches, including Torcross.

Directions: From Kingsbridge follow the A379 towards Dartmouth. As you enter the village of Frogmore turn right going over the bridge. Then turn left turn into Old Frogmore Road and shortly after take the second right into Mill Lane the property will be on your right.

What Three Words: [///acrobatic.credit.wake](#)

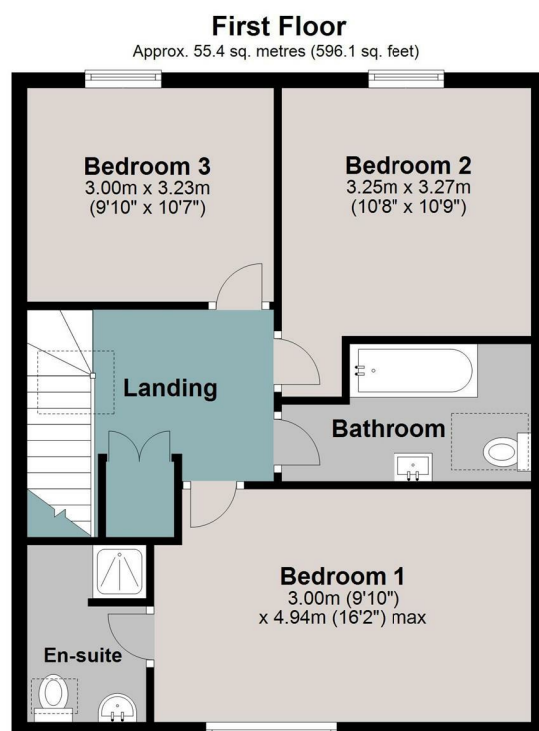
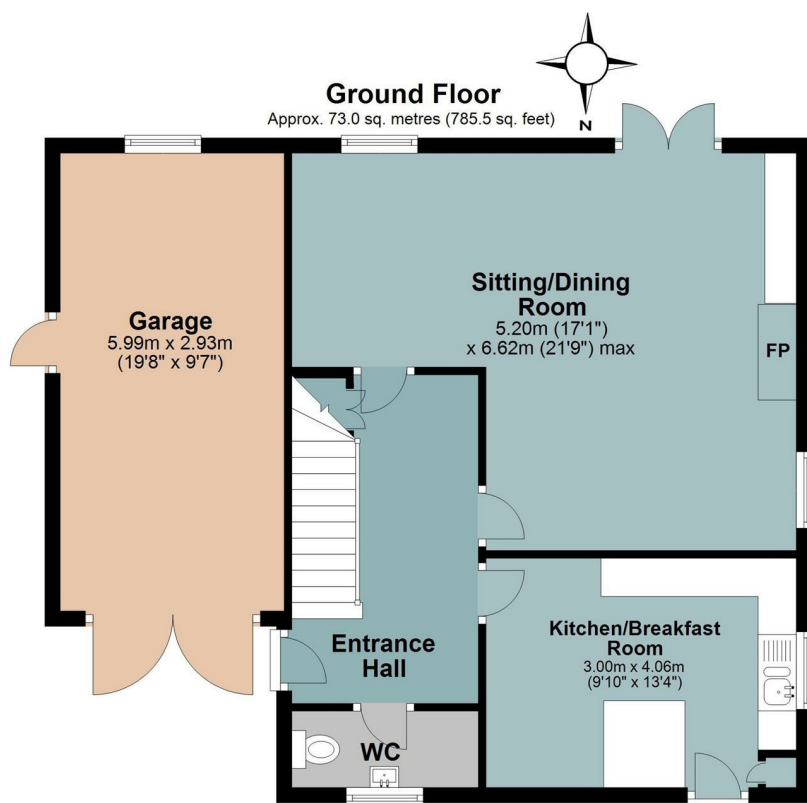
IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any



- On main bus route to Kingsbridge and Dartmouth • Detached 3 bedrooms, 1 en-suite • Newly refurbished • Short drive to amenities in the nearby town of Kingsbridge

description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.





Total area: approx. 128.4 sq. metres (1381.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: **Council Tax Band: F**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kingsbridge Sales
58 Fore Street
Kingsbridge
Devon
UK
TQ7 1NY

01548 852352
kingsbridge@charleshead.co.uk
<https://charleshead.co.uk/>