

5A BELLE CROSS ROAD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

5A BELLE CROSS ROAD

Description

Set in an elevated position that captures light and far-reaching views, this spacious dormer bungalow offers an inviting blend of comfort, character, and modern living with 1345.5 sq. feet of accommodation arranged over 2 floors. The property is surrounded by landscaped gardens, has a covered verandah and small patio at the front which gets the evening sun, with a second patio on the top back of the rear garden which enjoys full sun throughout the day.

The home opens into a entrance hall with storage, stairs to the first floor and a gorgeous stained glass window at the far end. The large kitchen/dining room is an impressive social hub designed for cooking, gathering, and everyday ease with access door to the back garden, quirky porthole window and skylight allowing in lots of natural light. A separate utility room with WC adds valuable practicality, keeping the main living spaces calm and uncluttered.

The south-facing sitting room is a standout feature, bathed in natural light throughout the day. It has a wood-burning stove set on a slate hearth and the charming bay window frames the front garden outlook beautifully, creating a warm and restful space to unwind.

With four well-proportioned bedrooms, two downstairs and two up, the property easily accommodates family life, guests, and has the flexibility to incorporate a home office or hobby room. There is a family bathroom, whilst the principal bedroom enjoys the luxury of its own en-suite bathroom, offering a private retreat tucked away from the main living areas.

Outside, both the private front and rear gardens are well-established with borders full of hedge, shrubs and plants and provide plenty of room to relax, entertain, or simply enjoy the surroundings. A covered verandah extends the living space outdoors, offering a sheltered spot for morning coffee, evening reading, or year-round appreciation of the garden and the south facing views to open countryside towards Salcombe. The property also benefits from two parking spaces.

Spacious, light-filled, and thoughtfully designed, this stylish, modern property combines practical living with a sense of calm and openness — an inviting home ready to be enjoyed.

Situation

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

Directions

what3words - fatter.clarifies.belonged

From our office at the top of Fore Street bear right into Duncombe Street, continue straight on into Waterloo Road then left at the Church Street junction. Proceed up the hill, turning first right into Belle Cross Road, the property is located a short way along on the left-hand side.



PROPERTY DETAILS

Property Address

5a Belle Cross Road, Kingsbridge, Devon TQ7 1NL

Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

Services

Mains electricity, gas, water and drainage. Gas fired boiler.

EPC Rating

Band D. Current: 66, Potential: 82

Council Tax Band - E

Tenure - Freehold

Authority

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

Key Features

- Superbly presented detached property
- Fantastic kitchen/dining room
- Separate utility/cloakroom
- Spacious sitting room with wood burning stove
- 4 bedrooms, 3 doubles and 1 single (which can fit twin beds)
- Bathroom and en-suite
- Established front and rear gardens, 2 patio seating areas, garden shed
- Covered south facing verandah
- Parking for 2 vehicles
- Elevated position with glorious views
- Within easy reach of amenities

Fixtures & Fittings

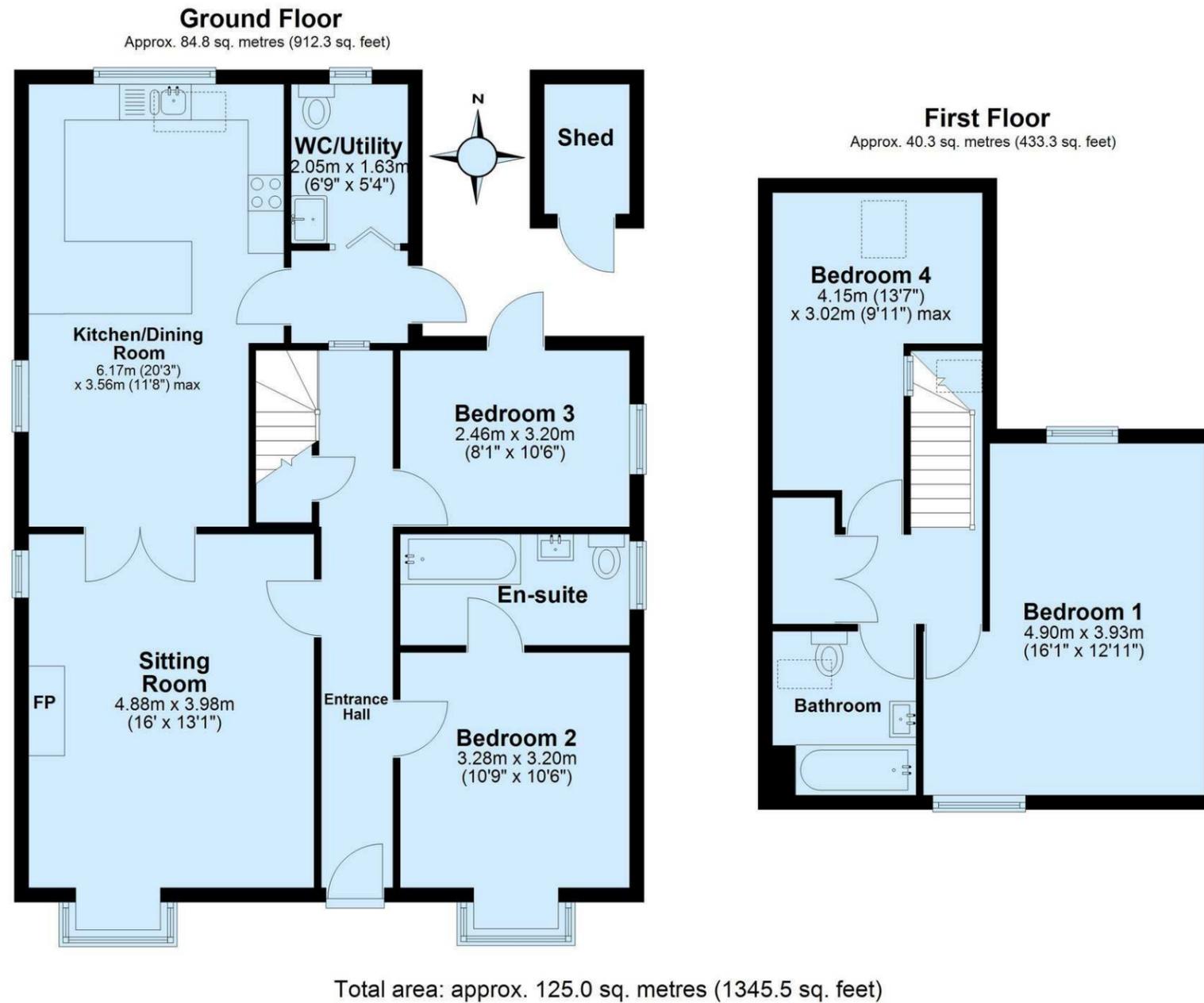
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



IMPORTANT NOTICE 1. These particulars are for guidance 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. 2. Any 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 Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. 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. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
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Lettings
01548 855599

Prime Waterfront & Country House
01548 855590