

# THE COACH HOUSE ELSTON PARK, CHURCHSTOW



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

# THE COACH HOUSE

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## Description

Nestled within the idyllic setting of Elston Park and surrounded by open countryside, this beautifully presented attached stone barn conversion offers a perfect blend of character and space. From the moment you approach the property, its charm is immediately apparent, enhanced by a pretty front lawned garden and patio seating area with steps leading up to an inviting open porch.

Stepping inside the thoughtful design and traditional features including exposed beams, roof trusses, tiled and wood floors combine seamlessly. The spacious sitting room is a particular highlight, bathed in natural light and centred around an attractive fireplace inset with a woodburner—creating a cosy yet elegant space to relax and unwind. The heart of the home is the modern, well-equipped kitchen/breakfast room. There are plenty of high gloss, floor and wall units, integrated appliances, Rayburn and a central breakfast bar with additional storage below. It flows beautifully into the adjoining sun room, where doors open out to the side of the property, allowing for easy indoor-outdoor living. There are 2 separate utility rooms, one with a shower which offers practicality, whilst a dedicated home office provides a versatile space ideal for remote working or study.

Upstairs, the property continues to impress, the spacious landing, with storage cupboard and the four generously sized double bedrooms all have skylights allowing natural light to flood in. The principal bedroom enjoys the added benefit of a stylish en-suite shower room and built-in wardrobes, while the remaining bedrooms are served by a well-appointed family bathroom, making this home perfectly suited for growing families or visiting guests.

Externally, the property is equally appealing. The large, lawned garden slopes gently upward, leading to an elevated patio area at the top—an ideal spot to sit, entertain, or simply take in the breathtaking countryside views that stretch across the surrounding landscape.

In addition, a separate studio provides valuable extra space, featuring a kitchen area, WC, and a mezzanine level accessed via a pull down ladder. This versatile structure could serve as guest accommodation, a creative workspace, or even a home business setting.

Further benefits include a garage, ample off-road parking, and a charming front garden that enhances the property's overall appeal.

All set within the tranquil and highly desirable surroundings of Elston Park, this unique home offers a rare opportunity to enjoy countryside living without compromising on comfort or convenience.

## Situation

Elston is a small hamlet enjoying the peace and tranquillity of a rural location and has superb views across open countryside, yet only a short distance from Churchstow.

Churchstow is a popular village being close to Kingsbridge yet benefiting from a village community with pub, shop, and church. It is also within easy reach of some of the best beaches in the area including Bantham and Thurlestone and to the dramatic walks over the South Devon Coastal Path. The market town of Kingsbridge has a Primary School and Community College and offers a good range of shops, swimming pool and leisure facilities along with golf courses at Thurlestone, Bigbury and Dartmouth.



# PROPERTY DETAILS

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## Property Address

The Coach House, Elston Park, Churchstow, Kingsbridge, Devon TQ7 3QS

## Mileages

Kingsbridge 3 miles; Salcombe 6 miles; A38 Devon Expressway 14 miles  
(distances are approximate)

## Services

Mains electricity and water. Septic tank. Oil fired central heating. LPG for the gas hob.  
Nest smart meter.  
Service/maintenance charge - approx. £50.00 per month paid to Elston Park Management Co. Ltd.  
for the upkeep of the septic tank, driveway and communal areas.

**EPC Rating** - Band D. Current: 63, Potential: 68

**Council Tax Band** - F

**Tenure** - Freehold

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

## Key Features

- Character, stone barn conversion
- Beautifully presented and maintained throughout
- Modern design with traditional features
- Approximately 2046.0 sq.feet of accommodation (excluding garage, studio and eaves storage)
- Plenty of parking, garage and storage
- Large lawned garden with patio
- Separate studio with kitchen area, wc and mezzanine level
- Panoramic country views

## 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.

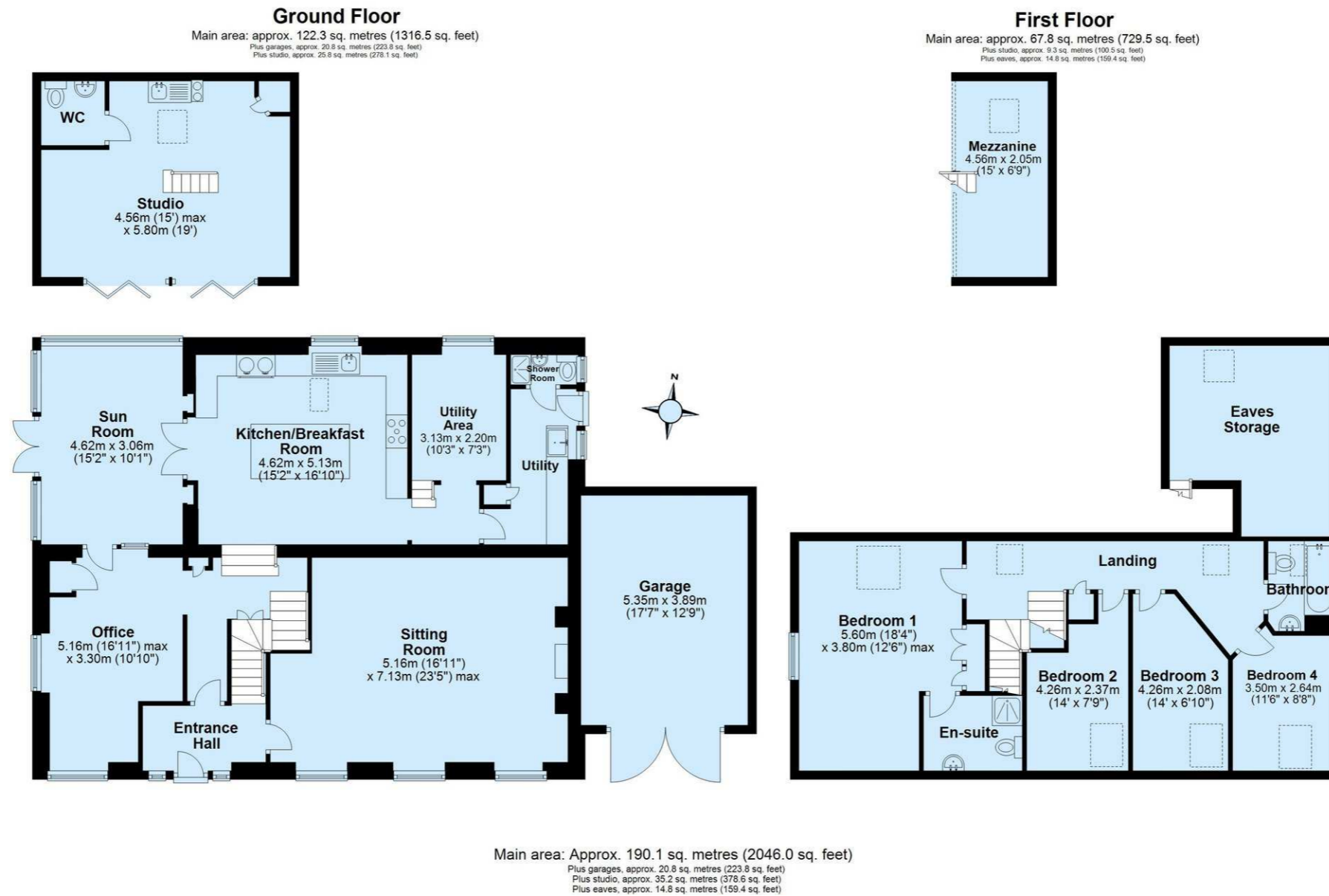
## Directions

what3words - mirrored.initiated.centuries

From Kingsbridge take the Plymouth road out of town passing through the village of Churchstow. On reaching the roundabout beyond the village, turn left towards Salcombe. Take the next right signed for Elston, follow this lane to the end, turn left and the property can be found on the right.



# FLOOR PLAN



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Kingsbridge  
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Modbury  
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Newton Ferrers  
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Salcombe  
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