



Lissadel



# Lissadel

West Charleton, Kingsbridge, TQ7 2AB

Kingsbridge 1.5 miles; Salcombe 7 miles; Dartmouth 13 miles.

A rare opportunity to purchase a detached duplex bungalow in a good sized plot with southerly and westerly views towards the Kingsbridge Estuary and surrounding countryside.

- No onward chain
- Large kitchen with adjoining conservatory
- Two ground floor double bedrooms, one en-suite
- Attractive south-facing gardens
- Freehold sale
- Versatile accommodation with potential for modernisation
- Study, ground floor shower room and wc
- Additional first floor bedroom and shower room
- Ample off road parking
- Council Tax Band D

## Guide Price £480,000

### SITUATION

West Charleton is a popular South Hams village, conveniently situated on the A379 between Kingsbridge and Dartmouth. The village is well-served by a parish church, primary school, village hall and a welcoming public house. A regular bus service runs through the village, linking it to Kingsbridge and Dartmouth.

The nearby market town of Kingsbridge provides a comprehensive range of facilities, including supermarkets, independent shops, restaurants, leisure centre and schooling. To the south lies the coastal resort of Salcombe, renowned for its sailing, beaches and vibrant waterfront. Dartmouth, a historic naval town on the River Dart, offers an array of shops, galleries and eateries, together with excellent sailing and maritime facilities.

The property and the surrounding South Hams countryside and coastline is designated to be within the South Devon National Landscape, which replaced the former Area of Outstanding Natural Beauty. This designation safeguards the natural beauty of the area and should provide some protection against unsuitable development, helping to maintain the charm, tranquillity and desirability of the surrounding area.

### DESCRIPTION

This property is brought to the market with no onward chain, having served as a cherished family home for many years. While ready for immediate occupation, Lissadel offers considerable scope for adaptation and modernisation to maximise its position, taking full advantage of the far-reaching southerly and westerly views over the Kingsbridge Estuary and surrounding countryside.

With sympathetic improvement, particularly on the first floor and subject to the necessary planning consents, this property could be significantly enhanced, transforming it into a superb home.



**ACCOMMODATION**

A private driveway leads down to multiple parking areas at the front of the house. The covered entrance opens into a ground floor hallway, providing access to a versatile arrangement of reception rooms and bedrooms.

The large, well-fitted kitchen includes a range of base and eye-level units, space and plumbing for both a washing machine and dishwasher, a double electric Hotpoint oven, a four-ring Electrolux hob with extractor, and the Worcester oil-fired boiler. A side door provides external access to both the front and rear of the property. An adjoining room has previously been used as a home office.

An archway leads from the kitchen into the conservatory/garden room, a bright and very spacious room with double doors opening onto the paved rear terrace, which in turn leads down to the level lawned garden.

The main sitting room enjoys a large window overlooking the garden, with a focal brick fireplace.

There are two double bedrooms on the ground floor: one with twin built-in wardrobes, and the larger principal room benefitting from an en-suite shower room. Either side of the entrance hall are further facilities, including a separate WC, a family shower room with walk-in shower, and a separate cupboard housing the hot water tank.

Stairs from the sitting room rise to the first floor. The landing provides access to two roof eave storage areas and a further bedroom, currently arranged as a twin room, also with eaves storage. A shower room serves this floor. The roof voids provide a substantial amount of space, offering a buyer the opportunity to reconfigure this level, perhaps incorporating dormer windows to create additional accommodation (subject to consent).

**GARDEN & GROUNDS**

The gardens are a real feature of the property, lying mainly to the south of the house and accessible via a path to the side of the property or directly from the house. The garden provides ample space for several timber sheds and a former summer house. The vendors' parents were enthusiastic gardeners, establishing a wide variety of flowering shrubs and roses, along with azalea, rhododendrons and camellia. A climbing wisteria adds further charm to the southern elevation of the house.

To the front, there are additional areas of garden which would benefit from further landscaping to complement the setting.

**SERVICES**

Mains water, drainage, and electricity. Oil fired central heating. According to Ofcom, up to superfast broadband and good mobile reception is available at this property.

**DIRECTIONS**

From Kingsbridge proceed on the A379 towards West Charleton. After passing the turning to Curlew Drive and before you reach the West Charleton village sign, Lissadel is the first property on the right hand side.

What3words: ///insulated.goodnight.smart

**VIEWING ARRANGEMENTS**

Strictly by appointment please through Kingsbridge branch.

**LOCAL AUTHORITY**

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

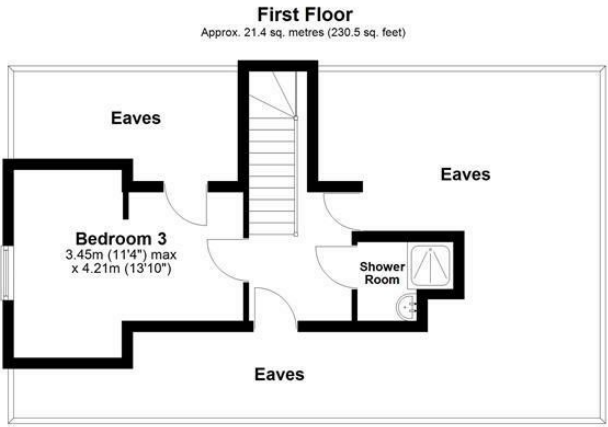
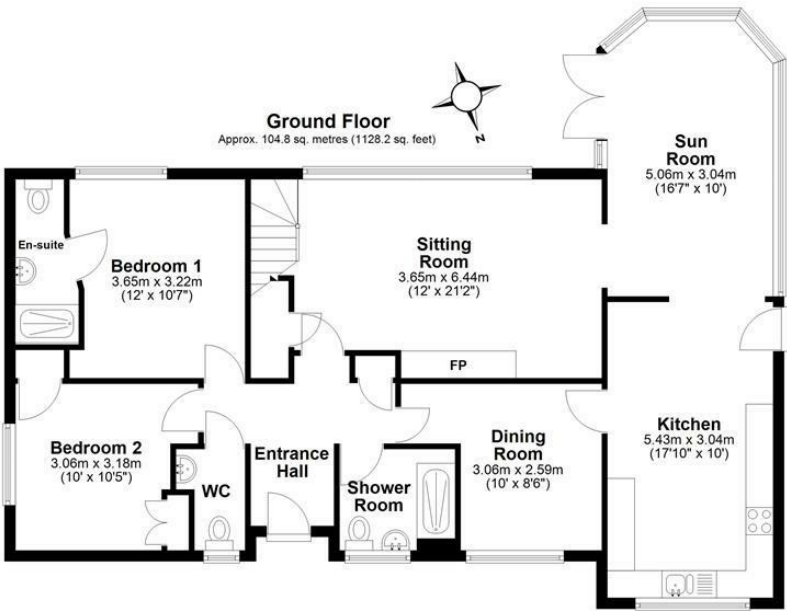


| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 72                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 51      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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Total area: approx. 126.2 sq. metres (1358.8 sq. feet)



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