



1 Avonside, Bantham

Guide Price £1,000,000

HARRIET  
GEORGE

# 1 Avonside

Banham, Kingsbridge

Occupying a commanding position, a stylish and sustainable coastal retreat with breathtaking views in a much sought after village.

Banham, which is arguably one of the prettiest villages in the South Hams, is in a designated Area of Outstanding Natural Beauty (now known as a National Landscape) at the mouth of the River Avon and protected by sand dunes and vast expanses of golden beach. Banham beach is reputed to be one of the best surfing beaches on the south Devon coast. There is an excellent pub 'The Sloop', the Banham Sailing Club and village shop with cafe and lovely terrace.

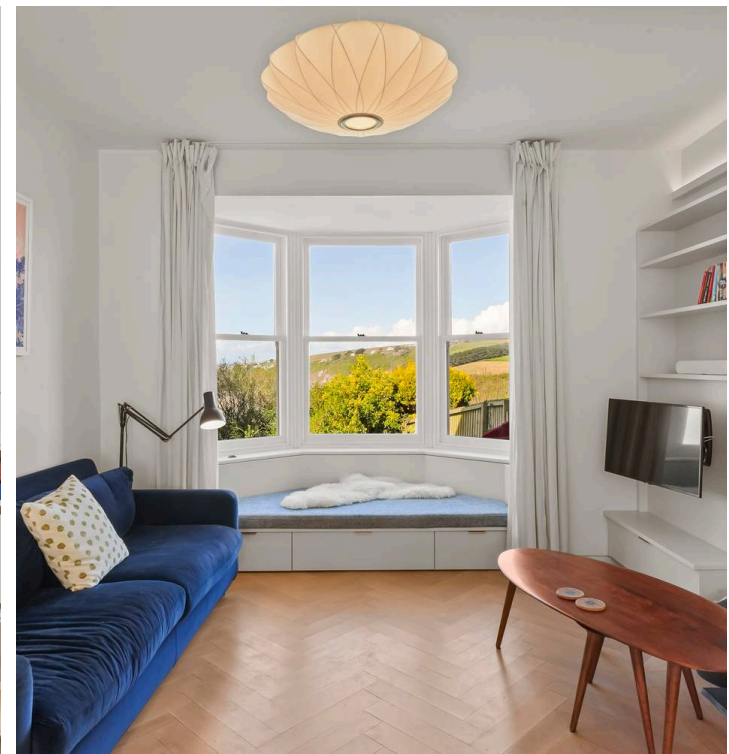
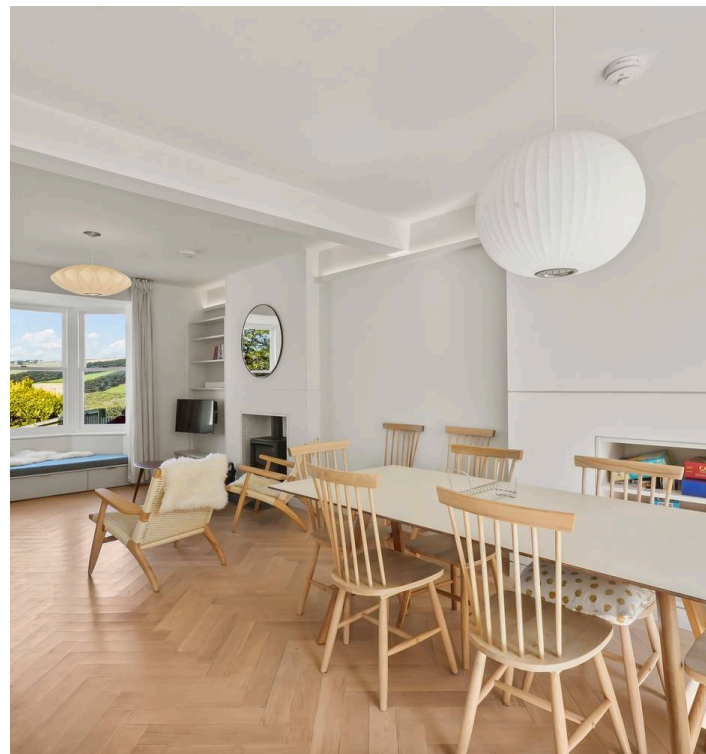
The neighbouring village of Thurlestone has a 4 star hotel together with pub, post office / general stores, church, spectacular 18 hole golf course and highly regarded primary school.

Kingsbridge, which is just over 5 miles away, offers extensive shopping facilities including a health centre, small hospital and sports centre. Located on the ridge overlooking the River Avon Estuary, 1 Avonside sits on the edge of the picturesque village and enjoys spectacular views.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



This end of terrace house constructed in 1904, has been sympathetically re-modelled and extended by the current owners to create a modern home that wears its sustainability credentials lightly. A robust palette of natural materials were carefully selected to complement the surroundings whilst aging gracefully.

The quality of fixtures and fittings are exceptional throughout and include bespoke Accoya timber windows with bronze ironmongery, lime render walls with contrasting textures, oiled oak and Carrara marble terrazzo floors, Farrow and Ball paint, Duravit sanitary ware and Crosswater brassware. The property is highly insulated and has an airtight external fabric along with MVHR.

On the ground floor, sliding doors from the entrance hall open into the open plan living room with multi fuel stove and bay window seat that enjoys views across the garden to the beautiful Avon estuary beyond. The contemporary kitchen has a Quooker tap and integrated appliances including an ice machine; French doors from the dining area lead out to the rear courtyard. There is an en-suite bedroom on the ground floor and a useful utility room.

On the first floor are three bedrooms and a family bathroom. The main bedroom has a large bay window with breathtaking views over the River Avon to Bantham beach, Burgh Island and out to sea.

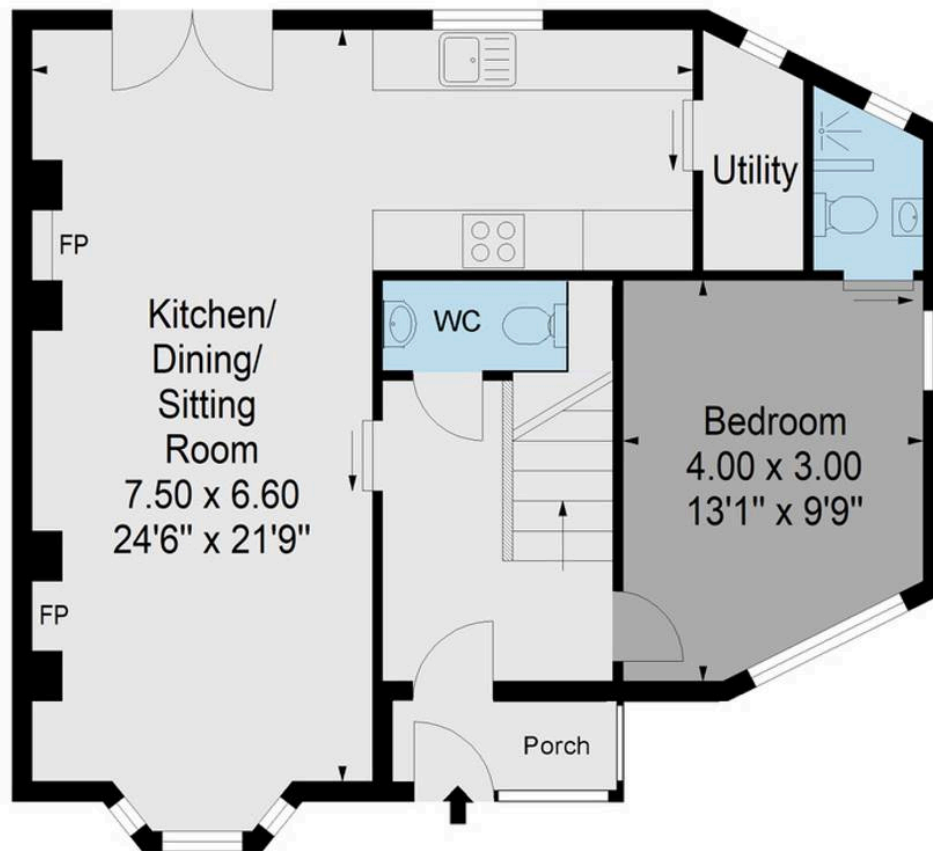
The gardens at the front have been landscaped for ease of maintenance and the rear courtyard has limestone paving and two storage sheds. At the bottom of the garden is a gate which provides access to a path leading down to a track that comes out by the shop, avoiding the need to walk along the road.

#### **SERVICES**

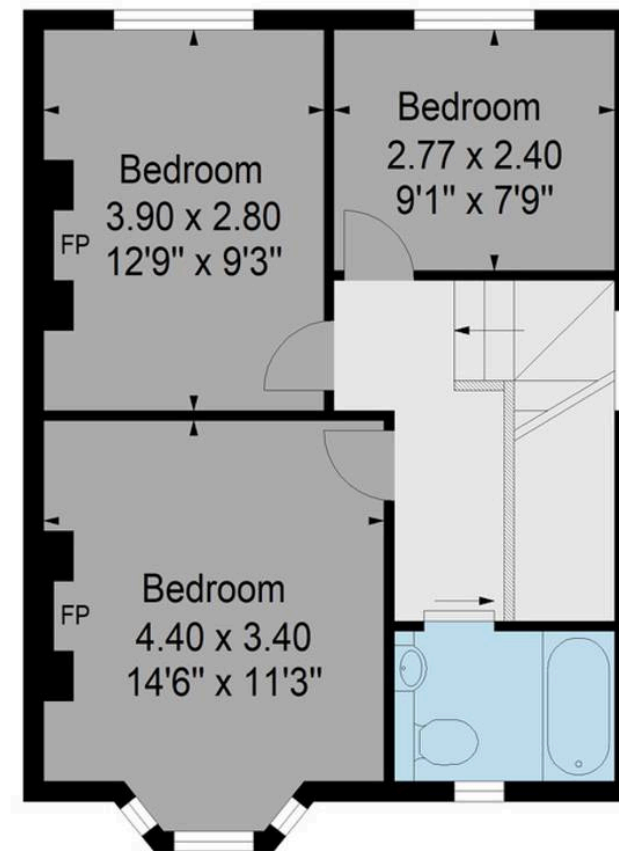
Mains water and electricity. Private drainage. Electric boiler with unvented cylinder and pump for instant hot water.



Approximate Gross Internal Area = 104.70 sqm / 1127 sq ft



**Ground Floor**



**First Floor**



Illustration for identification purposes only,  
measurements are approximate, not to scale.

## Harriet George Properties Limited

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.