



Bluebell, Stancombe Manor



The sea (Torcross) 4 miles, Kingsbridge 4 miles, Totnes 12 miles

A successful 1 bed holiday restricted ground floor barn conversion with superb communal facilities including a tennis court, indoor heated pool, snooker room, games room and about 2 acres of grounds

- Holiday use only - cannot be a main residence.
- Spacious and well equipped property
- Superb communal facilities
- Heated indoor pool, snooker room, games room
- One allocated parking space
- Available with all furniture if required
- 1 allocated parking space
- Leasehold sale
- Business rated- so no double council tax payment

Guide Price £160,000

LOCATION

Stancombe Manor is nestled in the countryside above the pretty village of Sherford, with the bustling market town of Kingsbridge 4 miles away, with shops, cafes, restaurants, pubs and a cinema. The villages of Chillington and Stokenham are also close by, both offering good pubs. Chillington has a village shop and there is a well stocked farm shop with café just past Stokenham. The expansive beach at Torcross is just 4 miles away. The South West Coast Path is within easy reach and many countryside walks can be accessed directly from the property.

DESCRIPTION

Bluebell is one of 17 properties at Stancombe Manor which form this superb development. The property itself is a ground floor, one bedroom property which was once a barn within the Manor complex. Converted in approximately 2003, the property is sold subject to the 999 year lease which commenced on the 11th of November 2004. The property cannot be used as a main home and whilst the owner can use the property for short stays, the likely buyer will continue its use as a successful holiday let.

ACCOMMODATION

The entrance leads into the open plan sitting/dining room/kitchen which is large enough to accommodate a dining table, sofas and chairs. The property is light, benefitting from the two windows at the front.

The kitchen has a range of basin eyelevel fitted kitchen units with soft close pan drawers, a stainless steel sink, a 4-ring Bosch electric hob with extractor over, a 3/4 sized dishwasher, space for a freestanding fridge/freezer. Cooking via the hob or from the combination microwave oven.

A door leads through to the good sized double bedroom, with a window to the front, fitted double wardrobe with hanging rails and door through to the tiled bathroom with a mixer shower over the bath. The bathroom has storage cupboards, one which houses the pressurised hot water cylinder together with space and plumbing for a washing machine.

COMMUNAL FACILITIES

The communal area grounds extend to approximately 2 acres, which include several areas of well landscaped and attractive grounds. There are many places to sit and enjoy the surrounding countryside views. The grounds include children's climbing frames and also a pitch & putt golf layout at the highest point of the grounds.

A real selling feature of this property are the superb recreational facilities which are open to all of the 17 properties which comprise Stancombe Manor. This includes a hard surface tennis court, a heated indoor swimming pool with sauna, and changing facilities, a snooker room with a full-sized snooker table plus a separate games room with a variety of children's toys and a pool table.

SERVICES

Shared private water and drainage, mains electricity. According to Ofcom, mobile reception varies considerably between different networks and standard broadband is available at this property.

TENURE

The property is sold subject to a 999 yr lease which commenced in 2003. In addition, each owner having a share of the freehold of the communal area and be part of the management company. There is an annual service charge which is currently £248.92 per month, which includes the emptying of the septic tank system and the costs to the management company, which covers maintenance, heating and cleaning of the swimming pool, upkeep of the tennis court, snooker room, all common areas and communal grounds, together with the insurance of the common areas.

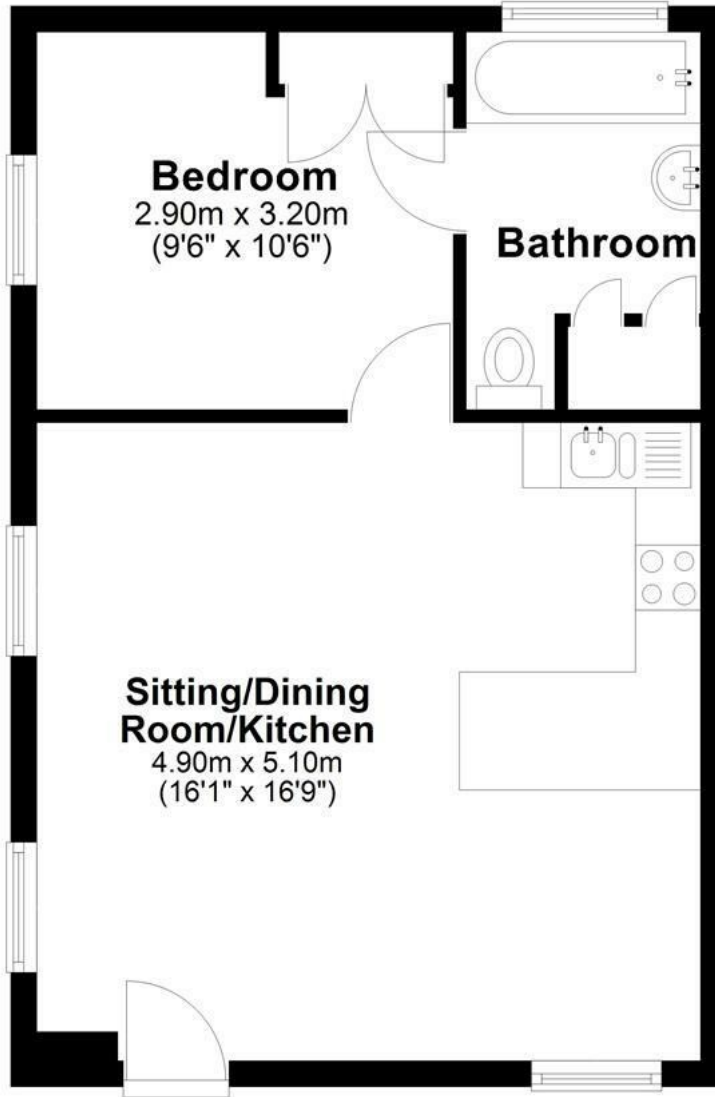
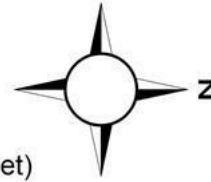
DIRECTIONS

Some satnavs do not bring you to the property. Use What3words: ///expires.couches.suiting



Ground Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



Total area: approx. 40.3 sq. metres (433.7 sq. feet)

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
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(35-48) G	
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	78

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