

# 6 COLERIDGE HOUSE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

# 6 COLERIDGE HOUSE

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## Description

Coleridge House was first created as a country retreat and haven for refined living in the mid 18th century. The elegant property sits within 5 acre grounds, less than one mile from the very pleasant village of Chillington. The setting of Coleridge House is magnificent, with managed communal gardens including expansive areas of lawn, fine mature trees and numerous flowering shrubs. There are wonderful pastoral views to the south. 6 Coleridge House is just one of seven properties within the exclusive Coleridge House development, which comprises of a range of houses, apartments and bungalows. The house was converted in 2004 to the highest standard with the use of high quality fixtures, fittings and materials throughout. With its high ceilings, French oak flooring and practical layout it offers elegant and very spacious accommodation in a magnificent setting.

Internally there's approximately 2368 sq.ft of accommodation arranged over 3 floors comprising ground floor, entrance hall leading to superb sitting room with bay window, full height glazed windows and doors opening to the garden and feature marble fireplace with slate hearth inset with a wood burning stove, dual aspect dining room, family kitchen with fitted units, Rayburn and plenty of space for a table and chairs, utility room, cloakroom, conservatory with French doors opening to the West-facing private garden.

On the first floor are two double bedrooms both with en-suite facilities and a family bathroom, with a further two double bedrooms on the second floor with access to eaves storage.

## Situation

The village of Chillington has its own amenities including a pub, community centre, playing fields with children's play area, community orchard, post office and health centre. There is a primary school in the neighbouring village of Stokenham which is rated outstanding by Ofsted and fine parish churches in Stokenham and Sherford. The village is conveniently placed for easy access to Start Bay, Salcombe and Dart estuaries, renowned for their sailing, and is also close to the beautiful South Devon coastline where there is a marvellous selection of beaches and coves, spectacular rugged cliffs and headlands all linked by the South West Coast path.

## Directions

what3words - professes.entry.worry

From Kingsbridge take the A379 out of town heading towards Dartmouth. At Carehouse Cross roundabout (just as you reach Stokenham) turn left. After 200 yards, fork left into a country lane and follow this for 3/4 of a mile, turning left at the sign for Coleridge House.



# PROPERTY DETAILS

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## Property Address

6 Coleridge House, Chillington, Devon TQ7 2JG

## Mileages

Kingsbridge 5 miles; Salcombe 10 miles; Dartmouth 11 miles (distances are approximate)

## Services

Mains electricity and water. Water treatment system. Oil fired central heating via Rayburn. Smoke alarms. Carbon monoxide detector.

## EPC Rating

Band E. Current: 39, Potential: 71

## Council Tax Band

G

## Tenure

Freehold

## Authority

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

## Key Features

- Elegant property within the private Coleridge House estate
- Beautifully presented throughout
- 2368 sq.ft of accommodation arranged over 3 floors
- Character features, high ceilings, cornicing
- Private garden and managed communal gardens
- Superb south facing views
- Private parking for 2 vehicles
- Set in 5 acres of communal grounds

## Fixtures & Fittings

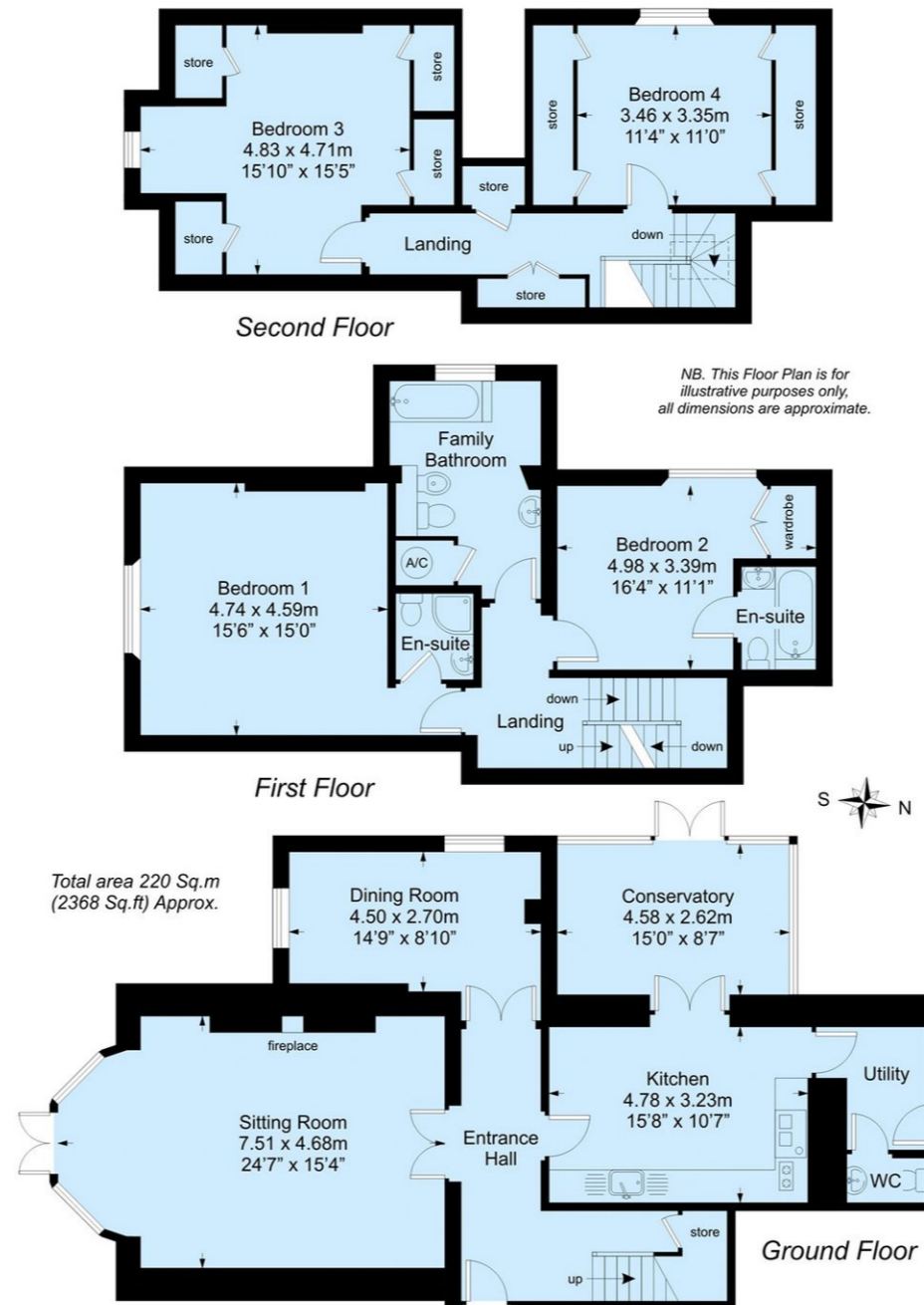
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

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



# FLOOR PLAN



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Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590