



Ley View,



# Ley View,

Torcross, Kingsbridge, Devon TQ7 2TJ

Kingsbridge 7 miles. Dartmouth 8 miles. Totnes 15 miles.

A charming double fronted Victorian Terraced property enjoying fabulous views over the Ley and sea at Torcross.

- Victorian Terraced Property
- Direct Ley, Sea And Rural Views
- Spacious And Flexible Accommodation
- 4/5 Double Bedrooms
- Two Reception Rooms
- Fabulous Kitchen Dining Room
- Well-Landscaped Gardens
- Air Source Heat Pump
- Freehold
- Council Tax Band: E

Offers In Excess Of £650,000

## SITUATION

Torcross is a pretty coastal village, nestling between the southern end of Slapton Sands and the fresh water lake of Slapton Ley National Nature Reserve. Situated on the South West Coastal Path in an Area of Outstanding Natural Beauty, with much of the surrounding coastline being owned by the National Trust. The village has a well-known pub and a bar/restaurant and is within walking distance of a farm shop with a butchery, deli, plant centre, brewery and cafe restaurant. The village is almost equi-distant between Kingsbridge and Dartmouth, each of which has their own extensive and delightful range of services and amenities including a primary and secondary schools.

## DESCRIPTION

Ley View dates back to 1894, originally built as a farm workers cottage for the nearby Widdicombe estate. Later a B & B and now a fabulous, extended family home. The property has the advantage of very spacious and flexible accommodation, with the possibility to create a ground floor annex if desired. The property enjoys fabulous views over the Slapton Ley, out to sea stretching from Torcross to Strete Gate and the beautiful South Hams countryside.



## ACCOMODATION

Access into a porch with door into the central hallway. To the left is a lovely reception room, with fireplace and bay window overlooking the front. To the right door leads into a generous sitting room with wood burning stove and bay window to front. Step down into the kitchen dining room. A really wonderfully light room, with part vaulted ceiling height, bi-fold windows to the rear garden. The kitchen is fitted with a comprehensive range of wall and base painted units with wood work surfaces. Integrated fridge freezer, oven hob and extractor over. Utility room which also provides access to the garden and lots of useful storage space, space and plumbing for a washing machine. Cloakroom WC. Double ground floor bedroom.

Central staircase leads to the first floor, with split landing providing access to the shower room, complete with shower, WC. Bathroom with high level picture window overlooking the village and fields to the rear, bath, vanity sink, shower and WC. There are two double bedrooms facing the front and taking advantage of the wonderful views a further two double bedrooms to the rear. The loft has been lined and joists have been installed when renovation works were carried out creating a great opportunity to extend subject to necessary planning permissions.

## OUTSIDE

The garden to the rear is well-landscaped, with pretty views beyond. Lawn area surrounded with mature shrub borders with a lovely Mediterranean feel. Raised decked area, large storage shed.

The vendors currently rent a garage with a private parking space in front, at the end of the terrace. We are informed that the owner of this would be pleased to continue renting this to any new owner of Ley View which would be negotiated independently. There is also roadside parking within a few meters of the property.

## SERVICES

Mains drainage, water, electric with air-source heat pump.  
Superfast broadband available (Ofcom).  
Mobile coverage is available via EE, Three, and Vodafone (Ofcom).

## TENURE

Freehold.

## LOCAL AUTHORITY

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

## DIRECTIONS

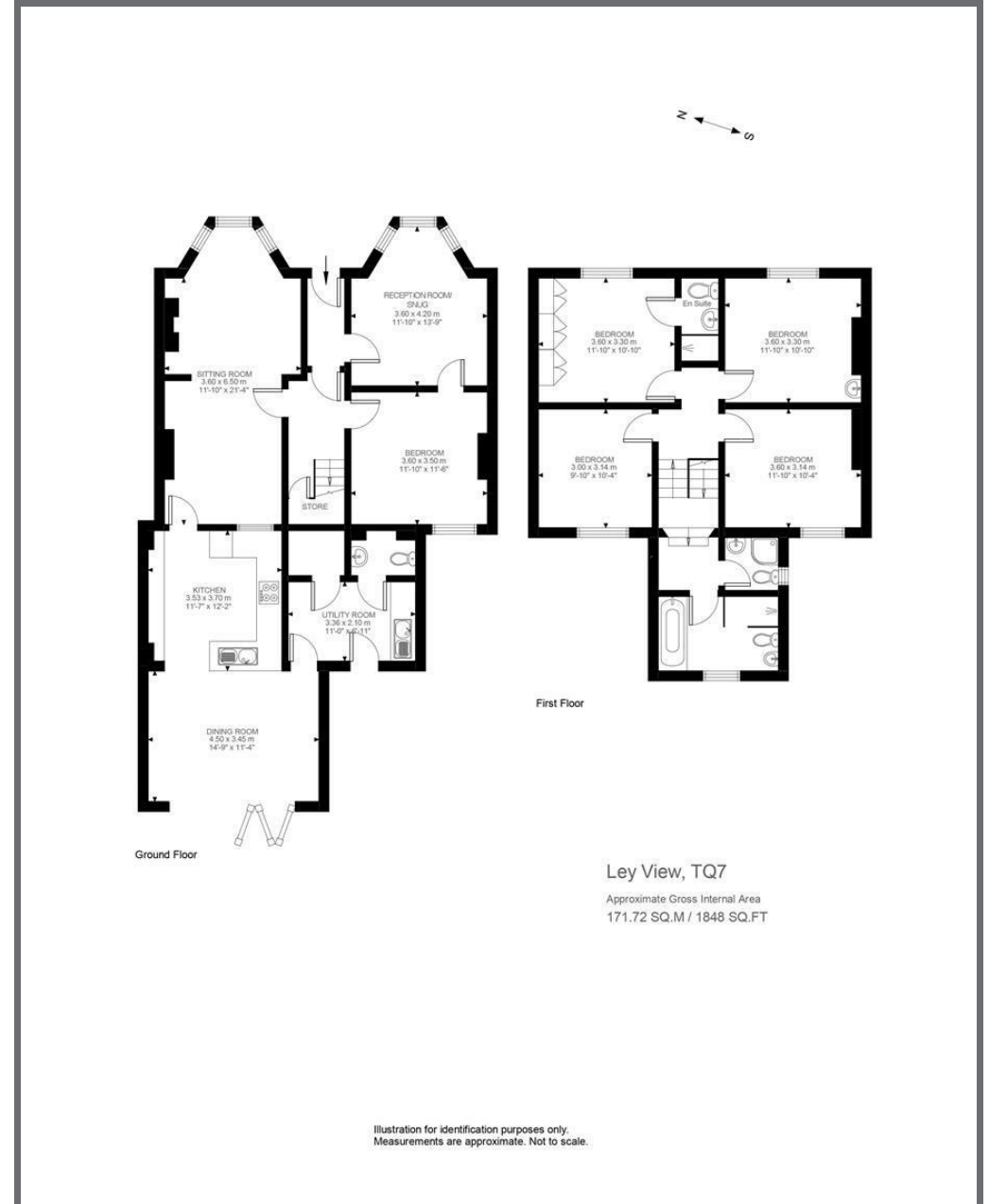
From Kingsbridge follow the A379 out to Torcross where Ley View can be found on the right hand side just before the old chapel.

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



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		100
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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