



Ashfield, 118 Fore Street, Kingsbridge

Guide Price £595,000

HARRIET  
GEORGE



# Ashfield

118 Fore Street, Kingsbridge

- Attractive Grade II Listed home
- Sympathetically restored and renovated
- Charming period detailing
- Sitting room with wood burning stove
- Useful store room / workshop
- Low maintenance gardens and rear courtyard
- Two private parking spaces
- Convenient town centre location
- Full fibre broadband
- No onward chain

Kingsbridge is a picturesque market town located at the head of the Salcombe estuary with excellent boating and sailing facilities within the sheltered estuary waters.

The thriving town has a friendly and active community with excellent facilities including a high street with many independent shops and cafes, leisure centre, health centre, cinema and the highly rated Kingsbridge Community College. Kingsbridge is an excellent base to enjoy the exceptional coastline and local beaches and the peaceful Devon countryside, as well as being close to other popular towns such as Dartmouth, Totnes and Salcombe.

The house is located in the conservation area at the top of Kingsbridge and well positioned to access all the amenities this wonderful town offers on foot.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



Ashfield dates back to the late 18th Century and has beautifully proportioned, elegant accommodation that has been comprehensively and sympathetically restored by the current owners.

The entrance hall has a tessellated floor and stairs rising to the first floor. On the right is the sitting room with wood burning stove and full height French doors to the garden, the dining room opposite is similarly proportioned with matching French doors. There is a utility room, shower room and contemporary Mayflower kitchen with American Fridge Freezer. A door from the kitchen opens into the charming courtyard enclosed by a historic stone wall.

The bathroom on the half landing has an attractive stained glass window set into the door and a short flight of stairs lead up to the three bedrooms on the first floor, all of which overlook the front garden. On the top floor are two further bedrooms.

Standing behind cast iron railings, Ashfield is well set back from the road with a front garden laid to lawn and path meandering up to the front door. There is an attached store room with access at the front and rear and two private parking spaces within a short walk of the house.

This is a rare opportunity to acquire a wonderful period home in this popular market town and viewing is highly recommended.

### SERVICES

Mains water, drainage, gas and electricity.

### DIRECTIONS

Proceed from Kingsbridge town centre up Fore Street passing Kingsbridge Museum on your left. Ashfield will be found 100 yards further up on the left hand side.







**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.