

LINHAY HOPE COVE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

LINHAY

Set in an idyllic Hope Cove location, Linhay is a charming detached bungalow boasting beautifully maintained front and rear gardens, with views out to sea. The property is close to the stunning coastal path and offers private off-road parking for two vehicles, as well as a detached annexe.

The property is entered via a useful porch area with a WC, leading into a well-equipped kitchen and dining room. This bright and airy space features a vaulted ceiling, skylights, and patio doors that open onto a sunny terrace, perfect for indoor-outdoor dining while enjoying views over Hope Cove and out to sea. From the kitchen, a door leads to an internal hallway that connects to the remaining rooms.

There is a wonderful sitting room with triple-aspect windows, enhancing the sense of space, and patio doors that also open onto the terrace. The bungalow offers four good-sized bedrooms and a family bathroom.

Linhay also benefits from a detached annexe, comprising a bedroom and shower room, ideal for guests or visitors. Adjoining the annexe is a practical utility room, adding further convenience.

Externally, the property is approached via private off-road parking for two vehicles, leading to a well-maintained front lawn that offers a good degree of privacy, bordered by mature hedging, shrubs, and fencing. To the rear, there is a generous garden, predominantly laid to lawn and again enclosed by established hedging. A sunny terrace provides an ideal space for outdoor seating and enjoying the surrounding views. The property further benefits from a pathway at the foot of the garden, offering direct access to the village and sandy beaches.

Linhay presents a wonderful opportunity in a picturesque village setting, close to sandy beaches and coastal paths, with scope to modernise and create your own seaside retreat.

Hope Cove, a charming and popular old fishing village, is conveniently located between the famous sailing centre of Salcombe and Thurlestone, home to a spectacular 18 hole links golf course. Just 6 miles from Hope Cove is Kingsbridge, the commercial and shopping heart of the area. Hope Cove boasts two sandy beaches from which small craft can be launched with ease, all set amidst the dramatic scenery of National Trust owned cliffs and headlands that can be accessed via the South Devon Coastal Path.



PROPERTY DETAILS

Property Address

Linhay, Grand View Road, Kingsbridge, Devon, TQ7 3HE

Mileages

Salcombe 5 miles, Kingsbridge 6 miles, Totnes 18 miles (distances are approximate)

Services

Mains electricity, water, and drainage. Oil fired central heating to main house, electric heating and underfloor heating to annexe.

EPC Rating

Current: 52, Potential: 71

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Charming 4-bedroom detached bungalow
- Detached 1-bedroom annexe
- Stunning sea and countryside views
- Off-street parking for two vehicles
- Popular seaside village location
- Close to beaches and the South West Coast Path
- Within walking distance of village amenities

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.

Directions

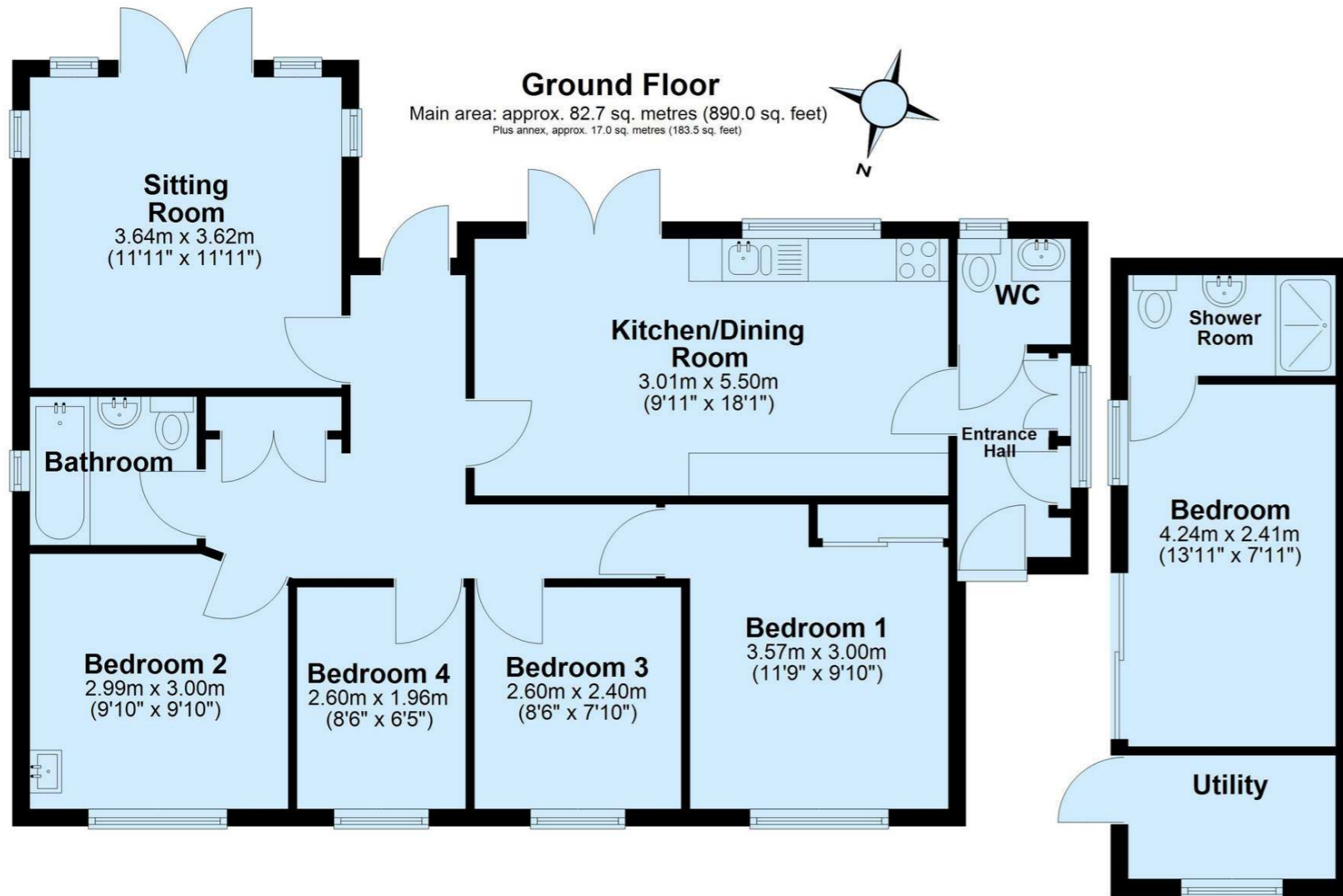
Turn off the Salcombe/Kingsbridge road at Malborough, following the signs for Hope Cove. After passing the church in Malborough, bear right and continue through the village of Galmpton towards Hope Cove. On reaching Hope Cove, take the first turning on the right into Weymouth Park. Then take the first left onto Grand View Road. Linhay can be found about halfway along the road on the left-hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.



FLOOR PLAN



Main area: Approx. 82.7 sq. metres (890.0 sq. feet)
Plus annex, approx. 17.0 sq. metres (183.5 sq. feet)



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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