



## Knowle House Fore Street, Kingsbridge, TQ7 1AL

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A characterful and elegant Grade II\* listed detached family home, with off street parking and a landscaped rear garden, located in the heart of Kingsbridge. EPC Band: D. Deposit: £4,038.00. Tenant fees apply.

Salcombe 8 miles | Totnes 13 miles | Plymouth 23 miles

- Characterful Grade II\* Listed Family Home
- Flexible, Spacious Accommodation
- Seven Bedrooms & Six Bathrooms
- Four Reception Rooms
- Off Street Parking for up to Four Vehicles
- Part Furnished or Unfurnished
- Available August
- Council Tax Band: G
- Deposit: £4,038.00
- Tenant Fees Apply

### £3,500 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## SITUATION

The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with its main line train station and good connectivity to London, and Dartmouth are both within easy reach.

## ACCOMMODATION

Arranged over three impressive floors, this elegant period home offers exceptionally spacious and flexible accommodation, combining architectural character with modern family living. Beautifully proportioned throughout, the property boasts high ceilings, original shuttered sash windows, window seats and an array of beautifully preserved fireplaces.

The ground floor is accessed via two separate entrances: a grand front entrance opening into an impressive reception hall with a sweeping staircase, and a practical courtyard entrance providing easy access from the parking area. This level offers a versatile selection of reception spaces, together with a generous boot room, utility/laundry room, a bright home office and a cloakroom. Original period features, including stained glass windows and decorative bronze wall plaques add charm and distinction throughout.

At the heart of the home is a beautifully presented family kitchen, thoughtfully designed for both everyday living and entertaining. Featuring a central island, gas AGA, a walk-in pantry and a generous dining area, it provides a welcoming hub for family life. A wood-burning stove creates a cosy atmosphere, while the adjoining conservatory opens onto the south-facing terrace and garden which seamlessly blends indoor and outdoor living.

The elegant formal sitting room enjoys an abundance of natural light from a striking semi-circular bay window and connects to a charming snug, offering a more intimate space with direct access to the terrace.

The first floor hosts an impressive principal bedroom, styled in keeping with the property's Regency heritage and featuring high ceilings, intricate cornicing and a magnificent bay window overlooking the garden. A spacious Jack and Jill bathroom serves the principal suite and an adjoining bedroom, complete with a walk-in shower and a freestanding bath. Three further generous double bedrooms are located on this floor, one benefiting from an en suite shower room, alongside a well-appointed family bathroom featuring a classic roll-top bath.

The second floor provides three additional bedrooms, each full of character with exposed attic beams, original fireplaces and charming architectural details. Two bedrooms benefit from en suite bathrooms, while a further family bathroom with a large skylight serves the remaining accommodation.

## OUTSIDE

Outside, a generous south-facing terrace extends across the full width of the property, providing the perfect setting for outdoor dining, entertaining or simply relaxing while overlooking the beautifully maintained gardens, which are laid predominantly to lawn. The gravelled driveway leads to the left of the property and to a parking area which is suitable for up to four vehicles.

## SERVICES

Electric, gas, water and drainage - Mains connected. Heating - Gas

central heating.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

Ofcom predicted limited mobile coverage for voice and data: Three, EE, O2 and Vodafone.

Council Tax Band: G

Agent Note: The landlord will invoice the tenant quarterly for water usage during the tenancy.

## DIRECTIONS

What3words: louder.laying.whistle

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

## LETTING

The property is available to let on an assured periodic tenancy.

RENT: £3,500.00 pcm exclusive of all charges. DEPOSIT:

£4,038.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

Pets may be considered at this property subject to a vetting application.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.

## RENTERS' RIGHTS ACT

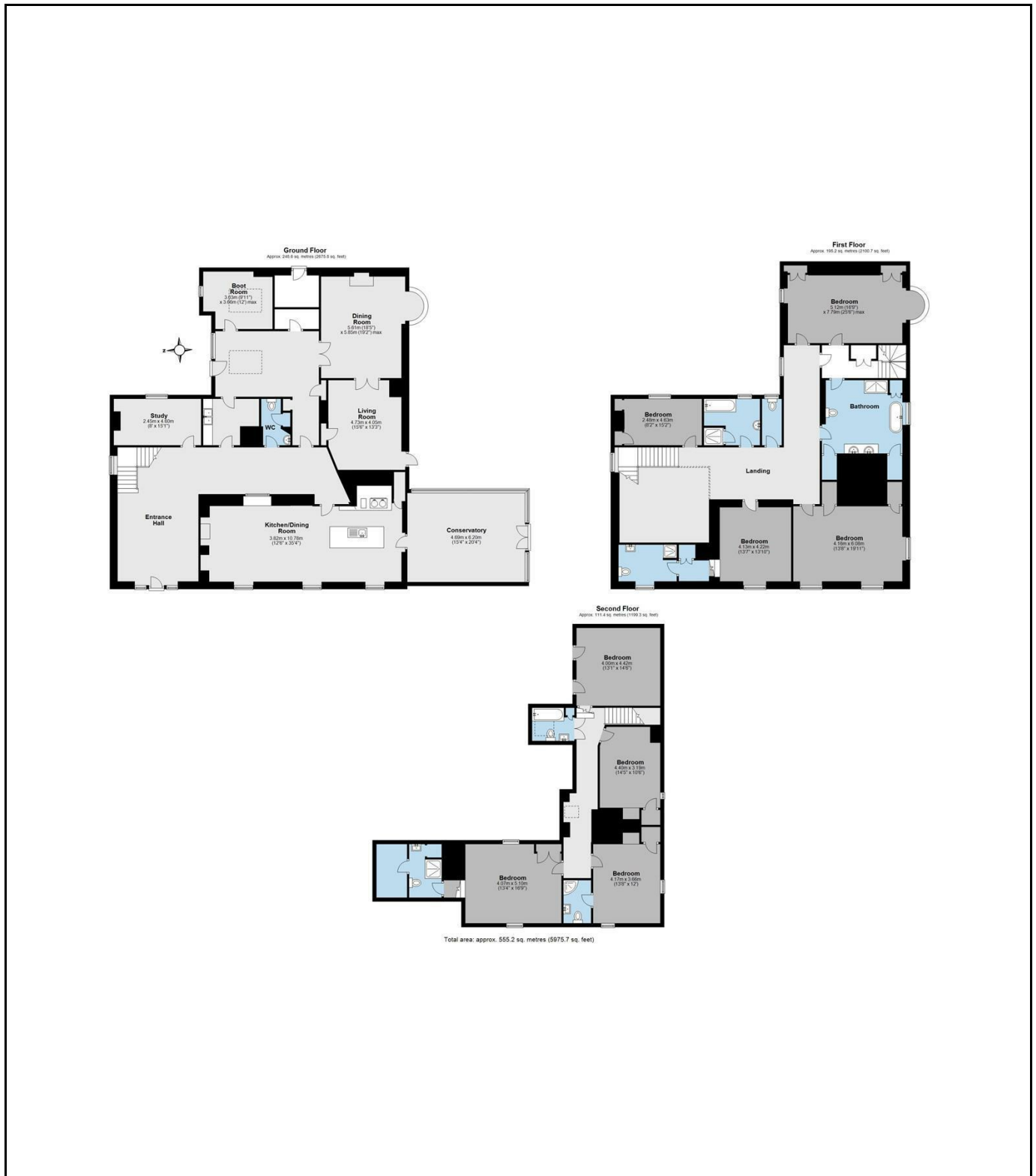
The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.uk).





*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. Tenants 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.*



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81-91) <b>A</b>			
(61-80) <b>B</b>			
(41-60) <b>C</b>			
(21-40) <b>D</b>		62	74
(11-20) <b>E</b>			
(1-10) <b>F</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	