

# 22 GLEBELAND



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

## 22 GLEBELAND

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### Description

Tucked away in one of Glebeland's most tranquil cul-de-sac settings, this attached bungalow offers a rare blend of privacy, space, and potential. Set back from the road with an open outlook straight toward the village church, the home enjoys a wonderfully private frontage that immediately sets a calm and welcoming tone.

While the bungalow is in need of modernisation, it provides an excellent opportunity for a new owner to reimagine the space to their own taste and create a truly bespoke home. Currently the well-proportioned accommodation comprises entrance hall, 3-double bedrooms, kitchen, 2 reception rooms, a bathroom and separate wc.

To the rear, a delightful west-facing garden captures the afternoon and evening sun—perfect for relaxing outdoors, entertaining, or cultivating a peaceful green retreat. The separate garage adds valuable storage or workshop potential, along with convenient off-street parking.

With its quiet position, generous plot, and charming outlook, this bungalow represents a fantastic chance to secure a home in one of Glebeland's most sought-after pockets, ready to be transformed into something special

### Situation

Churchstow is a popular village being close to Kingsbridge yet benefiting from a village community with pub, shop, and church. It is also within easy reach of some of the best beaches in the area including Bantham and Thurlestone and to the dramatic walks over the South Devon Coastal Path. The market town of Kingsbridge has a Primary School and Community College and offers a good range of shops, swimming pool and leisure facilities along with golf courses at Thurlestone, Bigbury and Dartmouth.

### Directions

what3words - salutes.envoy.rejects

From Kingsbridge take the A379 out of town heading to Churchstow/Plymouth, on entering the village of Churchstow bear left immediately after you pass the Church House Inn, then second left into Glebeland, bear first right in to a cul-de-sac where you will find the property on your left-hand side at the end.



# PROPERTY DETAILS

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## Property Address

22 Glebeland, Churchstow, Kingsbridge, Devon TQ7 3RD

## Mileages

Kingsbridge 1 mile; Totnes 13 miles; A38 Devon Expressway 10 miles  
(distances are approximate)

## Services

Mains electricity, gas, water and drainage. Oil fired central heating.

## EPC Rating

Band E. Current: 46, Potential: 69

## Council Tax Band

C

## Tenure

Freehold

## Authority

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

## Key Features

- Attached bungalow
- Quiet cul-de-sac location
- Fitted kitchen
- 3-double bedrooms
- 2 reception rooms
- Bathroom and separate wc
- Private front and rear gardens
- Garage and parking
- In need of modernisation

## 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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Modbury  
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Newton Ferrers  
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Salcombe  
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Totnes  
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Lettings  
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