

# COBBLESTONES

## KINGSTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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**Cobblestones | Kingston | Kingsbridge |  
Devon | TQ7 4PU**

Cobblestones is a four-bedroom detached barn conversion in the sought-after village of Kingston. Set on a generous plot with parking, a garage and a large garden, it features a bright reverse-level layout with a spacious open-plan living area, character features and countryside views, close to the coast and the amenities of Modbury and Kingsbridge.

## **Mileages**

Wonwell Beach 1 mile, Modbury 4 miles, Plymouth 17 miles  
(All mileages are approximate)

## **Accommodation**

### **Ground Floor**

Three Bedrooms, Family Bathroom, Utility Room

### **First Floor**

Open Plan Living Room / Kitchen, Kitchen, Bedroom,  
Bathroom, Conservatory

### **Outside**

Garden, Driveway, Garage, Shed

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## **Modbury Office**

01548 831163 | [modbury@marchandpetit.co.uk](mailto:modbury@marchandpetit.co.uk)  
4 Broad St, Modbury, PL21 0PS



## Description

Cobblestones is an impressive four-bedroom detached barn conversion, quietly positioned within a cul-de-sac in the highly regarded village of Kingston. Occupying a generous plot with ample parking, a garage and an extensive rear garden, the property offers spacious and versatile accommodation with a wealth of character features.

The home is arranged in a reverse-level layout, designed to maximise natural light and views across the surrounding countryside. The principal living space is located on the first floor, where a superb open-plan sitting and dining room forms the heart of the home. This expansive room enjoys triple-aspect windows, exposed beams and a striking open fireplace, creating an inviting setting for both everyday living and entertaining. A door provides direct access to the rear garden, seamlessly connecting indoor and outdoor spaces.

The adjoining kitchen is fitted with a range of wall and base units and integrated appliances, while enjoying attractive views towards St James Church and the countryside beyond.

Also on this level is a conservatory overlooking the garden, along with a generous double bedroom which could equally serve as an additional reception room, study or guest accommodation. A well-appointed family bathroom completes the first-floor accommodation.

The ground floor opens into a welcoming entrance hall featuring exposed stonework and ample space for coats and footwear. From here, three further bedrooms are accessed, including a spacious principal bedroom enjoying a pleasant outlook to the front and the benefit of a useful side entrance. The remaining bedrooms feature built-in wardrobes, with additional storage available within the hallway. A modern shower room and a practical utility room with space and plumbing for laundry appliances complete the accommodation.

Externally, Cobblestones enjoys a generous setting. To the front, a private driveway provides parking for several vehicles and leads to the single garage, complemented by a neatly maintained front garden. The rear garden is a notable feature of the property, predominantly laid to lawn and gently sloping, with a patio seating area ideal for outdoor dining, a summer house and established hedging that provides privacy and a sense of seclusion.



## Location

Kingston is widely regarded as one of the most sought-after villages in the South Hams, prized for its unspoilt character, strong community and exceptional coastal setting. Cobblestones is ideally situated within walking distance of the picturesque Wonwell Estuary and Wyscombe Beach, both offering beautiful scenery, coastal walks and access to the South West Coast Path.

The nearby Georgian market town of Modbury, approximately three miles away, provides a range of everyday amenities including independent shops, cafés, a primary school, health centre and other local services.

Kingsbridge, around eight miles distant, offers a wider range of shopping, dining and leisure facilities, while the A38 dual carriageway lies approximately ten miles to the north, providing convenient access to Plymouth, Exeter and the national motorway network.

The surrounding South Hams coastline is renowned for its outstanding natural beauty, with sandy beaches, sheltered coves and excellent sailing waters at nearby Salcombe and Newton Ferrers. Golf courses can be found at Thurlestone and Bigbury, while Dartmoor National Park is also within easy reach, offering spectacular landscapes and extensive opportunities for outdoor pursuits.





# Property Details

Services:	Mains water, electricity and drainage. LPG gas.
EPC Rating:	Current: E (43)   Potential: D (55)
Council Tax:	Band G
Tenure:	Freehold
Authority:	South Hams District Council

## Key Features

- Individual four-bedroom detached barn conversion
- Quiet cul-de-sac setting within one of the South Hams' most sought-after villages
- Generous driveway parking and single garage
- Walking distance to the picturesque Wonwell Estuary and Wyscombe Beach
- Spacious rear garden with patio and summer house
- Countryside and church views
- Impressive open-plan living space with open fireplace
- Character features including exposed beams and stonework
- Versatile accommodation arranged over two levels
- Offered for sale with no onward chain

## 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

From our Modbury office, follow the A379 towards Kingsbridge, continue for 1.3 miles, then turn right onto the B3392 towards Bigbury at Harraton Cross. Continue for roughly 1.4 miles and instead of following the road around the bend, take the second turning left. Follow the road for 0.7 miles turn left and at the end of the road turn right, then left immediately after. Follow the road all the way down and turn right in Home Farm Close where you will find Cobbestones.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.  
Tel: 01548 831163

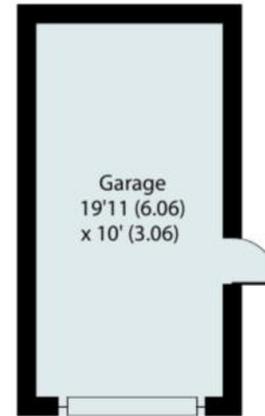


Approximate Area = 1769 sq ft / 164.3 sq m

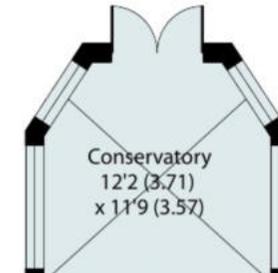
Garage = 200 sq ft / 18.5 sq m

Total = 1969 sq ft / 182.8 sq m

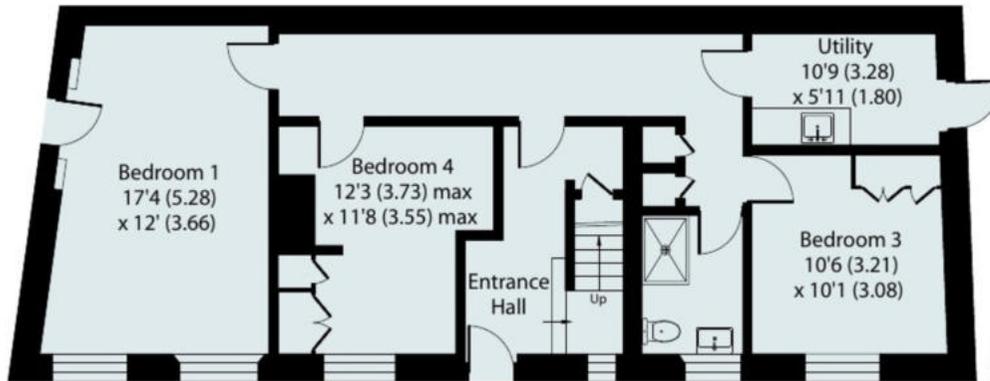
For identification only - Not to scale



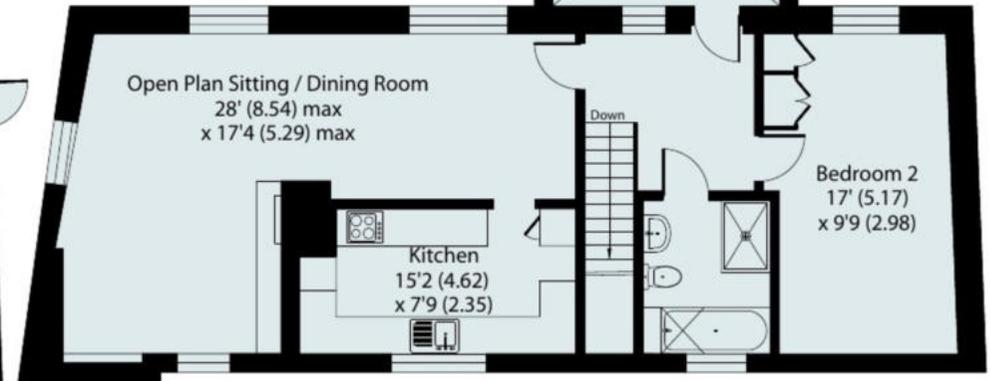
GARAGE



Conservatory  
12'2 (3.71)  
x 11'9 (3.57)



GROUND FLOOR



FIRST FLOOR

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), Produced for Marchand Petit Ltd. REF: 1419387 © nichecom 2026.

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.



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