



Little Court, Churchstow

Guide Price £1,250,000

HARRIET
GEORGE

Little Court

Churchstow, Kingsbridge

A beautifully presented detached bungalow with double garage, expansive lawned gardens and far reaching countryside views.

The pretty village of Churchstow lies just two miles from Kingsbridge which offers extensive shopping and facilities including a health centre, small hospital, sports centre and Kingsbridge Community College. The village itself has a strong community with a pub, church and post office / shop.

There are numerous sandy beaches within easy reach with Bantam, which is popular for surfing, being the closest. There are golf courses at Bigbury, Thurlestone and Dartmouth. In addition the property is easily accessible to both the A379 and A381 which serve Plymouth and Totnes.

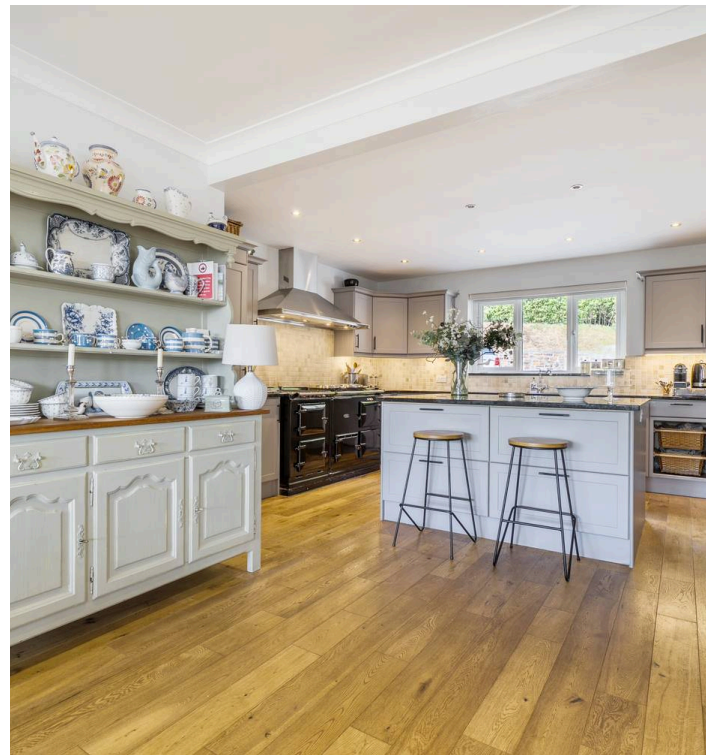
The nearest private schools are Stover and Plymouth College and both provide a daily bus service from the area. Blundells in Tiverton is also a popular choice for many local families.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



This recently redecorated home has substantial, light filled accommodation and enjoys views across the garden to unspoilt farmland beyond. All the principal rooms face south and doors from the main living areas lead out to the generous decked terrace with electric awning.

The kitchen dining room has a wood burning stove and large picture window with fabulous rural views; double doors lead into the spacious sitting room with vaulted ceiling and sky lights. A couple of steps leads up to the TV room, study and utility room with shower; this part of the property has the potential to be self-contained if desired.

There are five bedrooms, two of which are en-suite, a family bathroom and separate cloakroom. The principal bedroom has a dressing room, en-suite shower room and sliding doors to a paved terrace with garden beyond.

Outside, the low maintenance gardens provide excellent privacy and the rear garden with decked terrace leads onto the south facing lawn. The attached double garage has an electric up and over door and the paved driveway provides parking for numerous vehicles.

SERVICES

Mains water, drainage and electricity. Solar panels.

DIRECTIONS

From Kingsbridge take the A379 towards Churchstow. Continue past South Hams Business Park on the left and once in the village, the driveway for Little Court will be found a short way along on the left.



Approximate Gross Internal Area = 289.30 sqm / 3114 sq ft
(Excluding Garage)
Garage
Approximate Gross Internal Area = 31.31 sqm / 337 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.

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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.