

WESTOW LODGE CHURCHSTOW



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



WESTOW LODGE

Description

Westow Lodge is a superbly presented, detached family property which has been recently renovated to a very high standard using quality materials and finishes, bespoke design and meticulous craftsmanship.

It's set in extensive lawned gardens with patio seating/entertaining areas and has well-established shrubs, trees and plants that encircle the property which is hidden from view to the front behind a grass bank topped with a variety of trees bound by timber fencing. The driveway is to the side and leads up to the front of the property where there is a double garage, parking, ample space to store a boat/caravan and numerous outbuildings. The property also comes with a wonderful heated swimming pool enclosed by panoramic sliding glass doors.

The versatile accommodation is beautifully presented, and all rooms are spacious and full of light. Off the main entrance hall is a utility room with access to the rear garden and door through to the inner hall which houses a cloakroom and stairs to the first floor. The heart of the property is the fantastic open plan 'L' shaped living area comprising ultra modern kitchen with sleek units, integrated appliances and central island incorporating the hob and a breakfast bar, with more than ample space for a large dining table and chairs. In the sitting area you'll find a wall of fitted display/storage units and a fireplace. Accessed off the kitchen are two wonderful triple aspect conservatories which in turn open onto the front and side garden.

Completing the ground floor is a double bedroom with fitted wardrobes, en-suite bathroom with separate shower, and lovely views to the garden.

On the first floor the principal bedroom suite benefits from a superb en-suite bathroom, built-in wardrobes and a sitting room with views to open countryside which is a wonderful place to sit and relax. There are a further two double bedrooms which are serviced by a well-appointed shower room. All rooms have access to eaves storage.

The property also has an attached annexe with a sitting room, one bedroom and a shower room.

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 the Ofsted 'outstanding' Kingsbridge Community College and offers a good range of shops, swimming pool and leisure facilities along with golf courses at Thurlestone, Bigbury and Dartmouth.





KEY FEATURES

- Beautifully presented, recently renovated detached property
- Approximately 3,830 sq.ft of accommodation
- High quality finishes, modern, stylish design
- Stunning, open plan kitchen/dining and sitting room
- 4 double bedrooms - principal bedroom suite - 2 en-suite
- 2 conservatories
- Covered heated swimming pool, summer houses and outbuildings
- Extensive level, wraparound lawned garden
- Double garage and ample driveway parking/boat storage
- Stunning far reaching countryside views towards Dartmoor
- 1 bedroom annexe with shower room





PROPERTY DETAILS

Property Address

Westow Lodge, Churchstow, Kingsbridge, Devon TQ7 3QU

Mileages

Kingsbridge 1 mile; Totnes with direct rail link to London Paddington 13 miles;
A38 Devon Expressway 10 miles (distances are approximate)

Services

Mains electricity and water. Private drainage. Oil fired boiler for hot water and central heating

EPC Rating

Band E. Current: 39, Potential: 63

Council Tax Band - G

Tenure - Freehold

Authority

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

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

what3words - intrigued.topping.salmon

From Kingsbridge take the A379 out of town heading towards Modbury/Plymouth. As you pass through the village of Churchstow you'll find the driveway to the property on your right-hand side approximately 100 yards before you reach the Bantham roundabout.

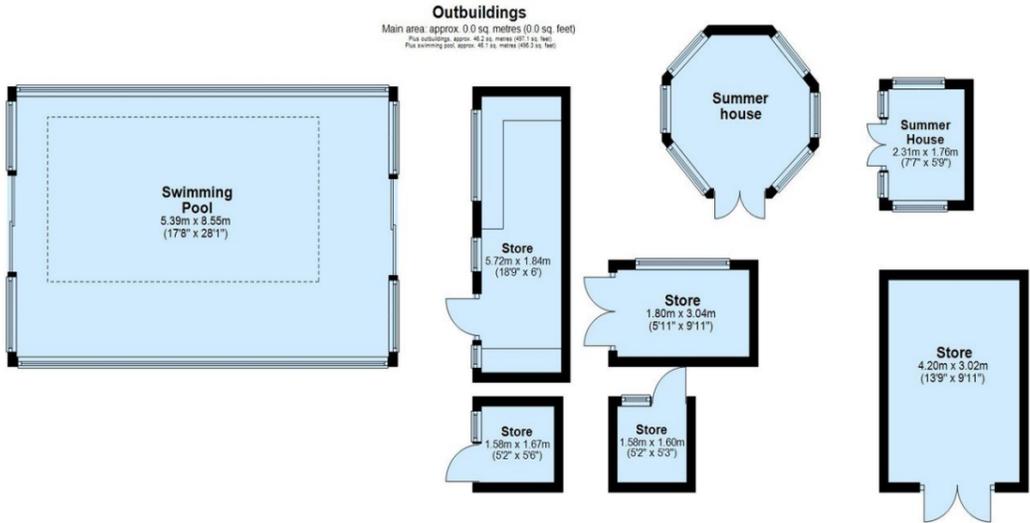
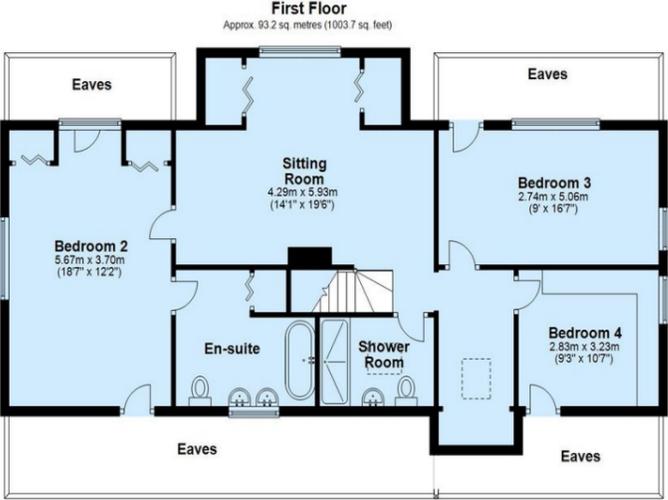
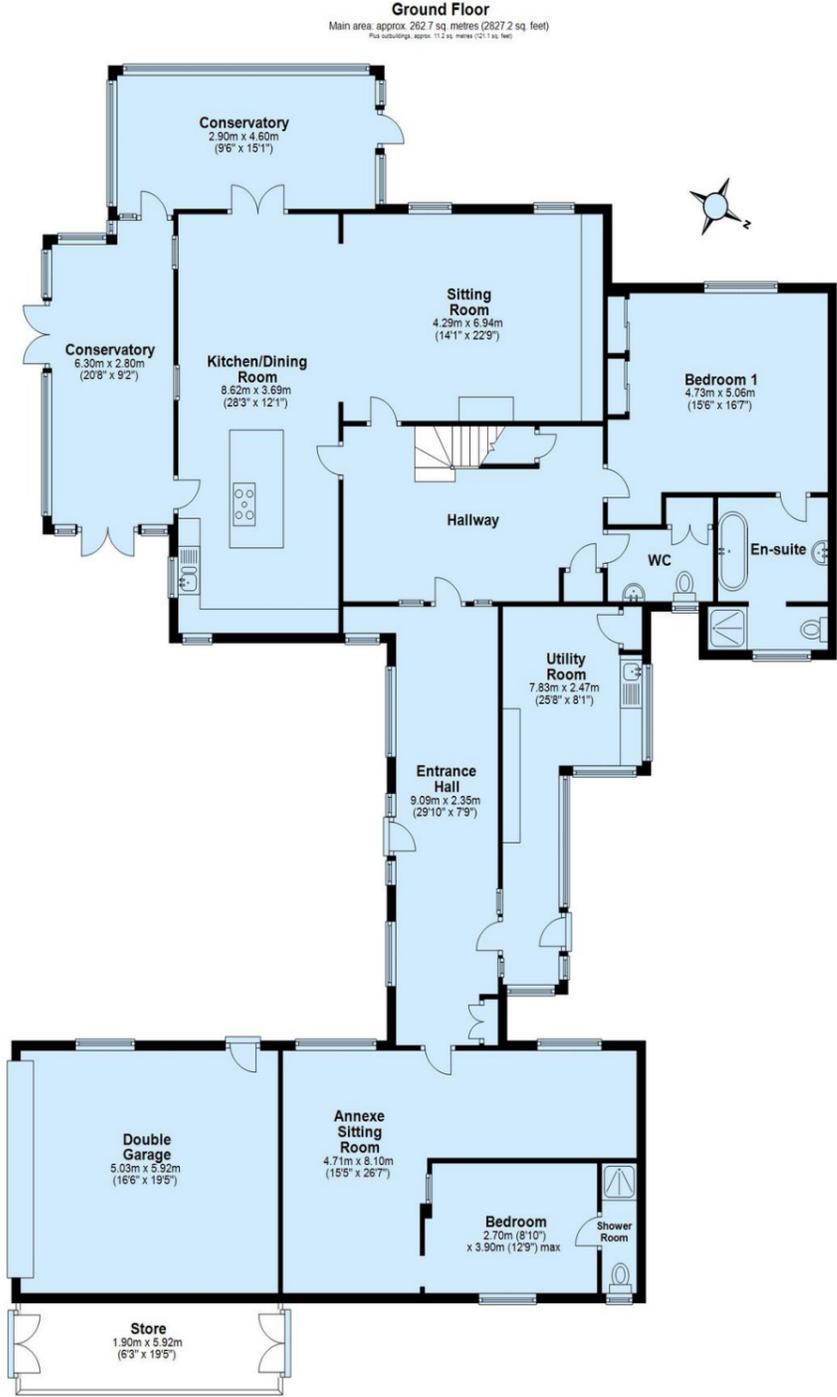
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge.
Tel: 01548 857588.



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FLOOR PLAN



Main area: Approx. 355.9 sq. metres (3830.9 sq. feet)
Plus outbuildings: approx. 57.4 sq. metres (618.2 sq. feet)
Plus swimming pool: approx. 46.1 sq. metres (498.3 sq. feet)



MARCHAND PETIT

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