

# BROAD DOWNS MALBOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# BROAD DOWNS

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Set within approximately 4.5 acres of fenced meadows and gardens Broad Downs is an attractive and immaculately presented farmhouse, believed to originate from around 1879. The house has many preserved original features, including flagstone floors, traditional fireplaces and the original staircase. The house has been extended by two Carpenter Oak extensions which have expanded the home to provide exceptional family and entertaining areas, each benefiting from vaulted ceilings and full-height windows that frame the surrounding rural views.

A charming front porch leads into the entrance hall, where high ceilings, deep skirting boards and the period staircase immediately highlight the home's character. On either side of the hallway are two reception rooms currently used as a study and snug, both featuring sash windows, engineered oak flooring and period fireplaces. Through the breakfast room and archway you will find a large welcoming sitting room, created as part of a Carpenter Oak extension. This impressive space features exposed timbers, vaulted ceilings and panoramic views across the valley and countryside. A central fireplace, slate flooring with underfloor heating and two sets of French doors opening onto a south-facing slate terrace complete the room.

A second Carpenter Oak extension forms a stunning family and entertaining room centred around a striking double-sided wood-burning stove. The country-style kitchen is fitted with granite worktops and a Heritage stove and additional electric oven. There is also an island with a one-and-a-half bowl stainless steel sink and an integrated dishwasher, along with a built-in fridge. Two sets of French doors lead out to an east-facing slate patio, an ideal spot to enjoy the morning sun. To the rear is a glazed and timber-panelled porch, along with a cloakroom and a utility room featuring wooden cabinetry, timber work surfaces and a Belfast sink.

The first floor offers three double bedrooms. The principal bedroom includes a dressing room and an en-suite bathroom with a double-ended roll-top bath and a separate shower. The second bedroom also benefits from an en-suite bathroom with a traditional Savoy basin and wood-panelled bath.

On the second floor there are two additional double bedrooms, both with built-in storage within the eaves and full-height sash windows opening to Juliet balconies. This level also includes a family bathroom with both a bath and separate shower, an airing cupboard and access to a large attic storage space.

Outside the property is surrounded by over 4 acres of managed meadows all fenced with suffolk fencing and a wildlife pond. A added bonus outside the house is a 6ft Canadian Cedar Hot Tub where you can relax and enjoy the stunning countryside views. There is a large wooden double door garage/outbuilding that could be used for storage or other purposes.

The property is situated just outside Malborough in a rural location between the picturesque sailing and boating centre of Salcombe, the pretty market town of Kingsbridge, and the beach and the rest of the South West Coast Path at Soar Mill Cove. Malborough lies just inland from the coast of southern-most Devon and is served by a primary school, two pubs, a restaurant two churches, a post office, a small supermarket/filling station and village hall.







## KEY FEATURES

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- Full of character and charm
- Recently renovated
- Original features
- 2 Oak extensions
- Wild meadow gardens and pond with Sussex style fencing
- Far reaching countryside views
- Spacious slate patios for outside entertaining
- Fenced paddock
- Wooden garage/outbuilding









# PROPERTY DETAILS

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## Property Address

Broad Downs, Malborough, Kingsbridge, Devon, TQ7 3DX

## Mileages

Salcombe 2.5 miles, Kingsbridge 3.5 miles, Totnes 16 miles (distances are approximate)

## Services

Mains electricity and water. Private drainage. Oil fired central heating and LPG.

## EPC Rating

Current: 59, Potential: 80

## Council Tax Band

NA

## Tenure

Freehold

## Authority

South Hams District Council

## 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

Turn off the A381 Kingsbridge/Salcombe road at Malborough passing through the main village street, following the signposts for Hope Cove/Bolberry. After passing the church on the right, fork left, signposted Bolberry/Hope Cove and continue along this road picking up the signs for Soar. On the left hand side will be the entrance to Broad Downs.

## Viewing

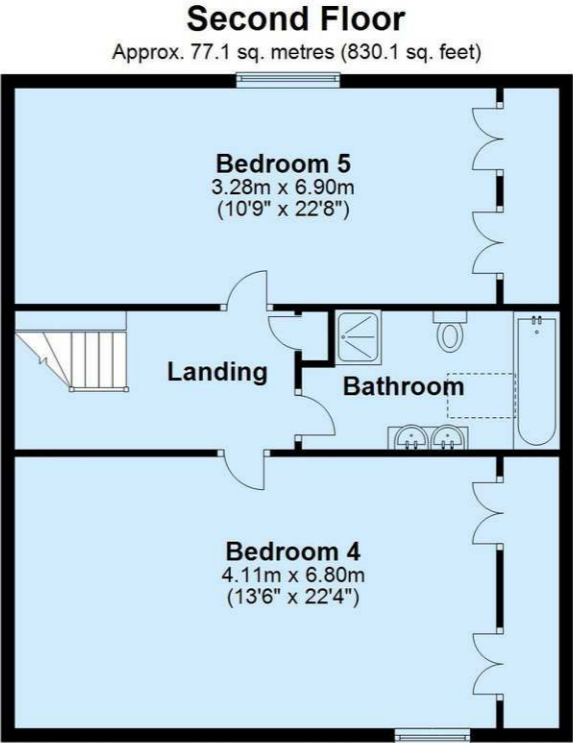
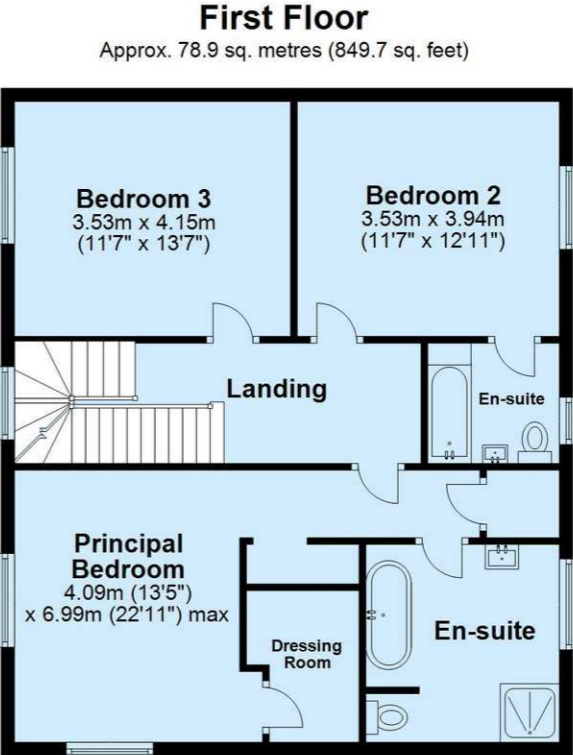
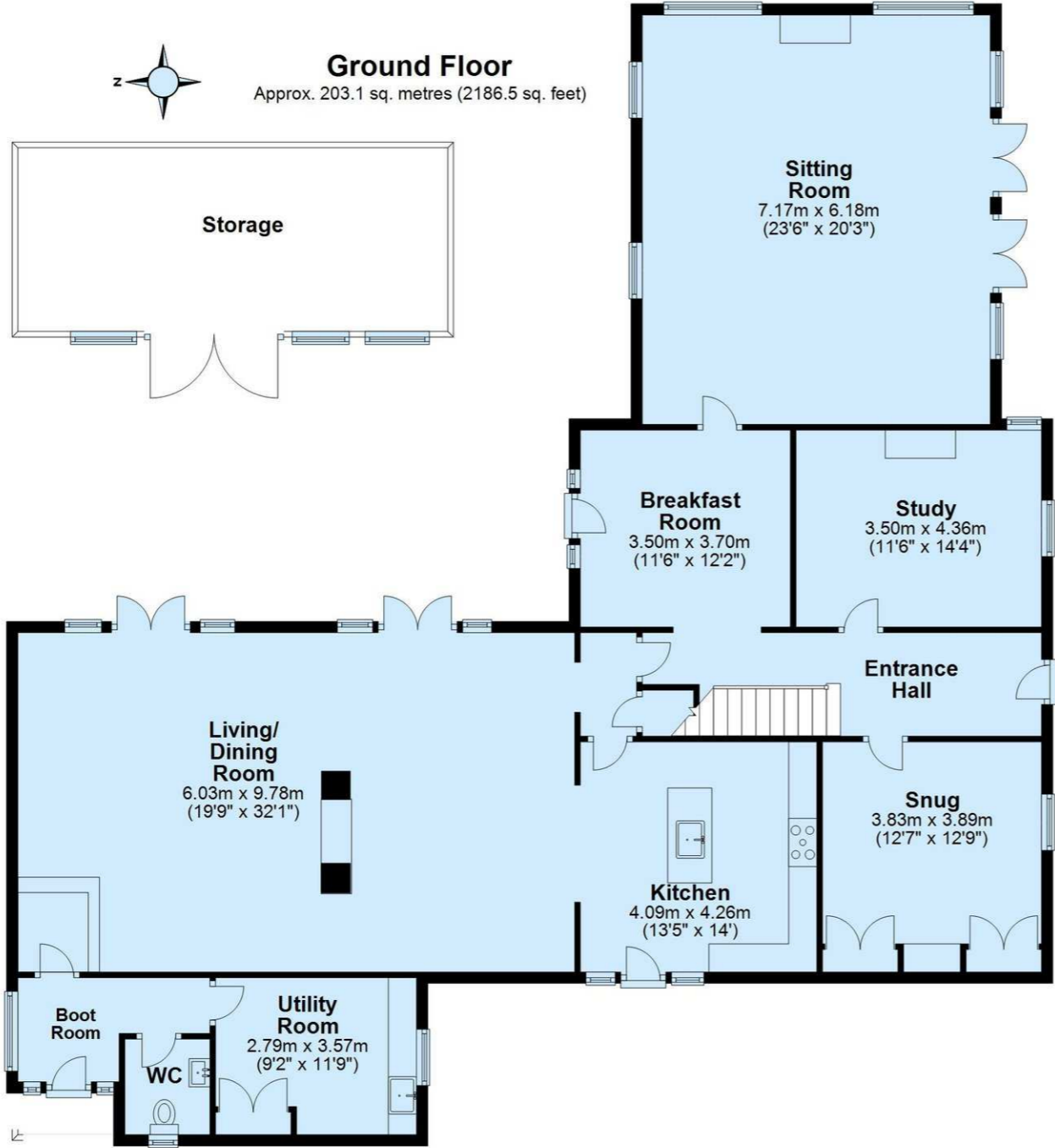
Strictly by appointment with the sole agents, Marchand Petit, Salcombe.

Tel: 01548 844473.



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# FLOOR PLAN



Total area: approx. 359.2 sq. metres (3866.3 sq. feet)





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Prime Waterfront & Country House  
01548 855590 | pwch@marchandpetit.co.uk

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

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01752 873311

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01803 847979

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