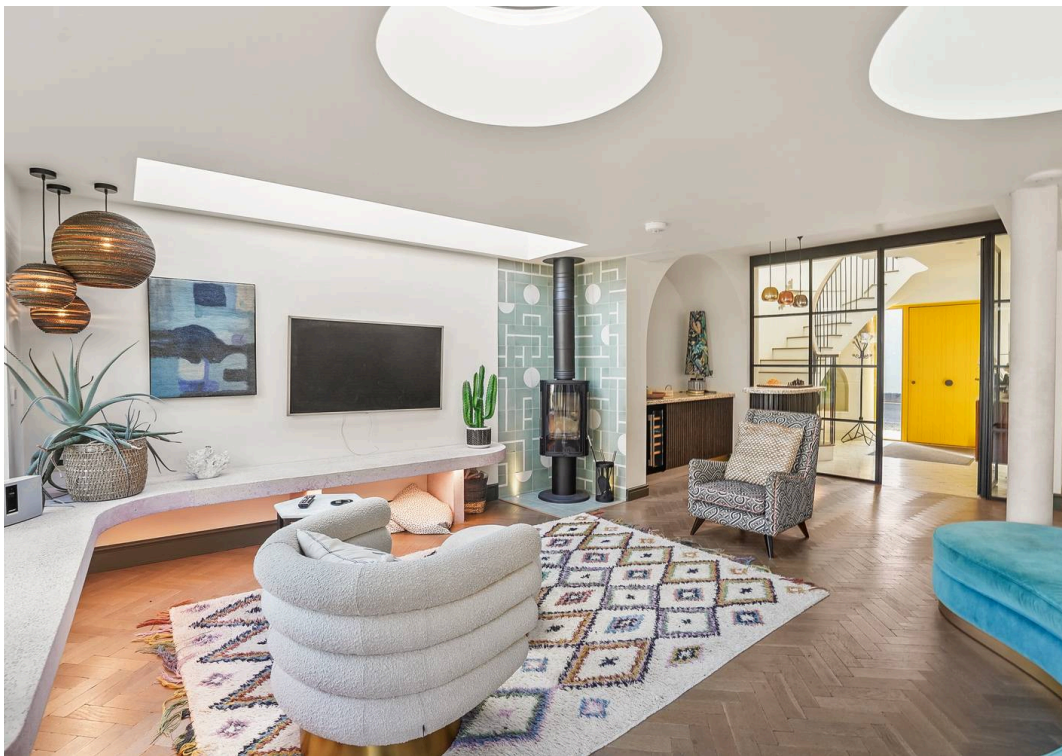
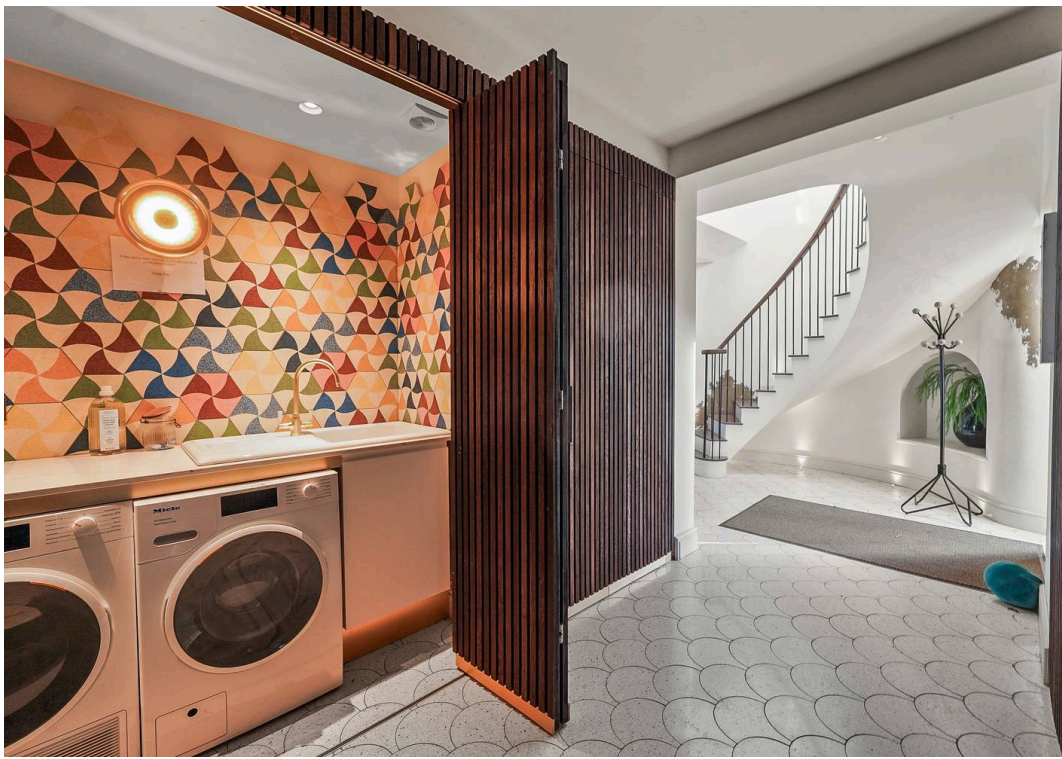




## Chestnut Folly, Higher Town, Malborough

Guide Price £950,000

HARRIET  
GEORGE



# Chestnut Folly

Higher Town, Malborough, Kingsbridge

- Conveniently located for wonderful beaches and coastal walks
- Fabulous entertaining space
- Step free access to the ground floor and garden
- Impressive triple height entrance hall
- Open plan kitchen dining living room
- Large roof terrace
- Easily maintained garden with bespoke garden room
- Hot tub and EV charger by separate negotiation
- Off street parking
- Successful holiday letting history

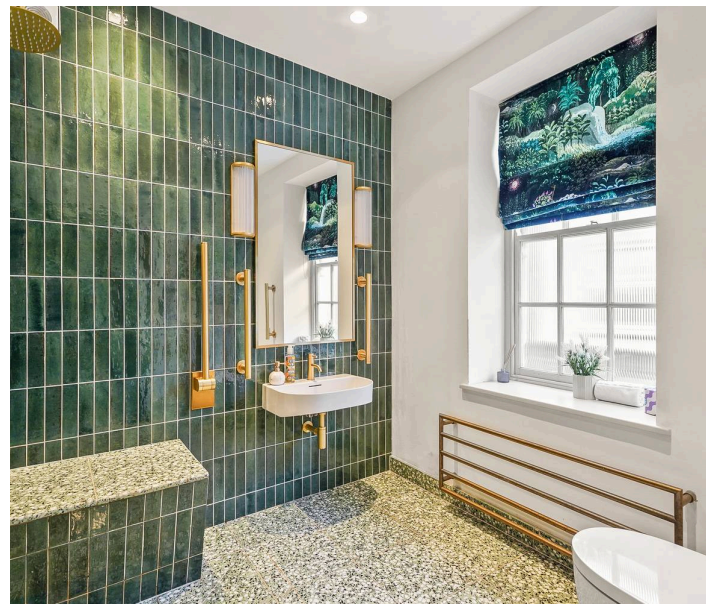
Malborough lies just inland from the beautiful coast, spectacular cliffs, coves and beaches of southern-most Devon. Located about 3 miles from Salcombe and 4 miles from the market town of Kingsbridge, the village has an active community with excellent amenities which include a primary school, pub, garage/shop, post office, church and various pop up eateries throughout the year. There is also a regular bus service from Salcombe to Kingsbridge. Salcombe is situated close by with its picturesque estuary renowned for its sailing and sandy beaches.

The market town of Kingsbridge provides an extensive range of independent shops, supermarkets, a sports centre and the highly regarded Kingsbridge Community College. Located in the heart of the older part of the village, Chestnut Folly was thoughtfully re-configured about 5 years ago, creating a fun-filled home with wheelchair accessible accommodation to the entire ground floor and garden.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C



From the moment you step through the oversize bright yellow front door the feeling of space is apparent. A sweeping staircase from the impressive triple height entrance leads up to the first floor where there are four bedrooms, two of which have en-suite shower rooms and two open onto the spacious decked roof terrace with far-reaching views towards Dartmoor. A pair of bespoke bunk beds are fitted in one of the bedrooms and adjacent is the family bathroom with free-standing bath.

Sliding doors from the open plan living area with parquet flooring, wood burning stove, banquette seating and bar seamlessly connect the inside and out. The ground floor bedroom with en-suite wet room is wheelchair friendly. In addition there is a TV room, shower room, laundry and coat cupboard and plant room on this level.

The landscaped rear garden has been designed for easy maintenance with built-in seating around a level circular lawn and is an extension of the living accommodation, A garden room is currently used as a games room but could be an office.

Chestnut Folly “The Smurf House” has an established and successful holiday letting history and income figures are available on request.

## SERVICES

Mains water, drainage, gas and electricity.

## DIRECTIONS

Malborough is located on the A381 between Salcombe and Kingsbridge. Turn off this road at the crossroads at the centre of the village, into the main village street, Chestnut Folly will be found a short distance along on the right hand side.





Approximate Gross Internal Area = 222 sqm / 2390 sq ft

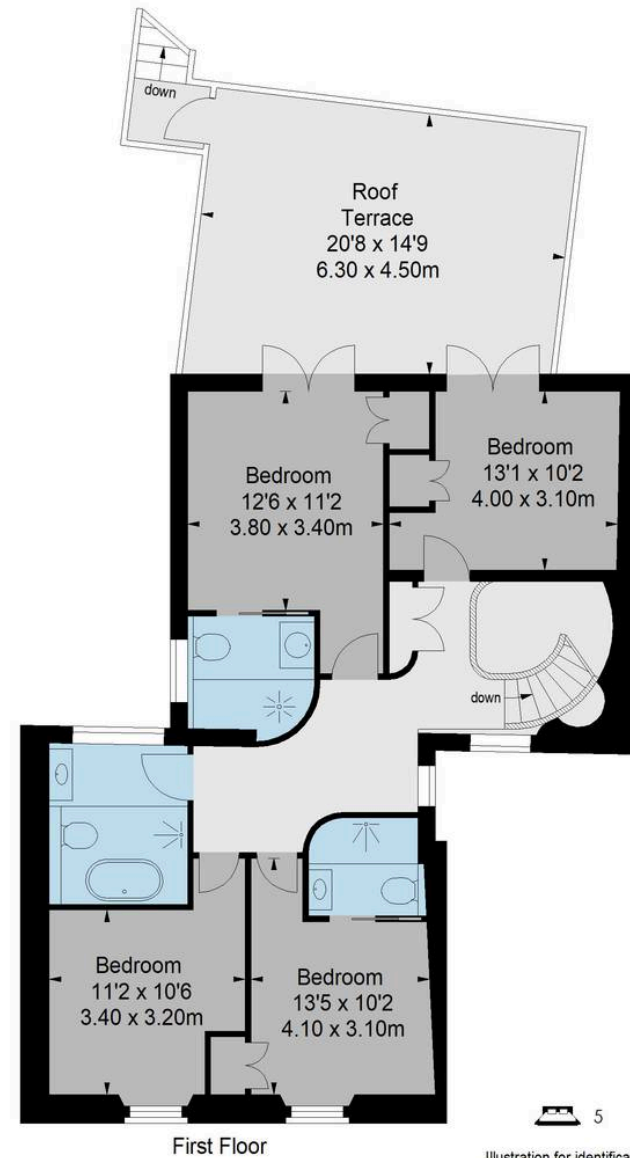
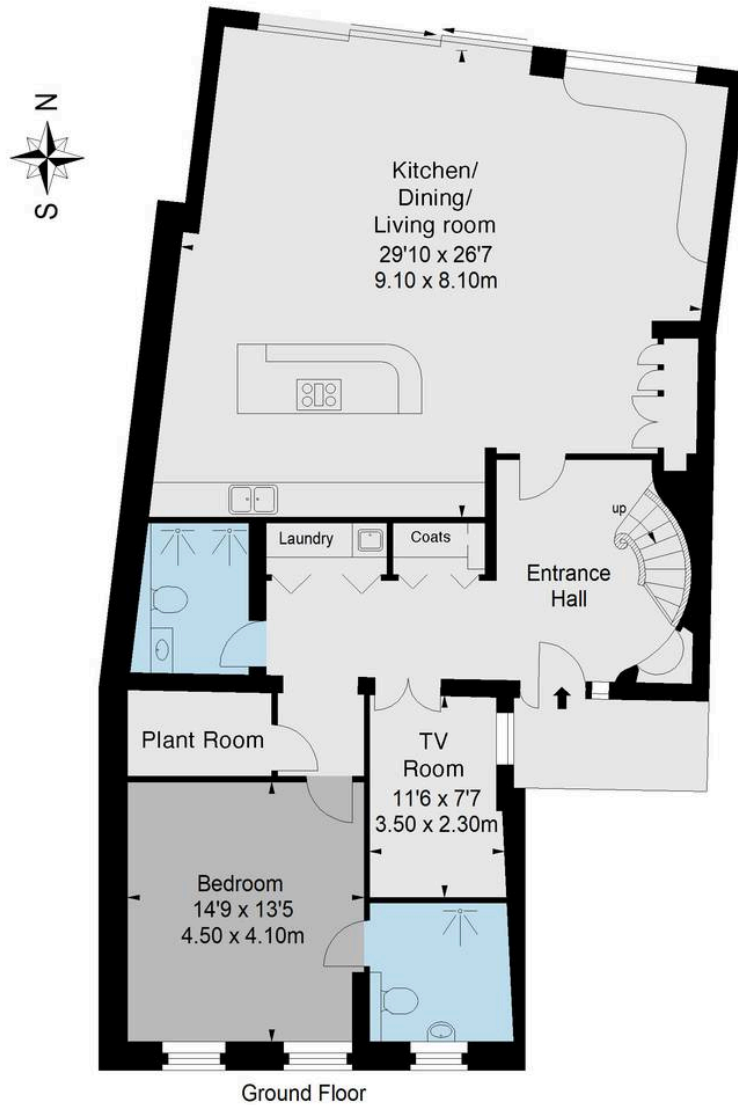


Illustration for identification purposes only, measurements are approximate, not to scale.

# Harriet George Properties Limited

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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.