



**STAGS**

Appledore,  
Thurlestone



# Appledore,

Island View, Thurlestone, Kingsbridge, TQ7 3NH

Salcombe 6 miles Kingsbridge 5 miles

- Views over Bantham and Burgh Island
- Large level garden with development/extension potential
- Spacious, adaptable accommodation
- Self-contained first floor apartment
- Ideal for dual/extended family occupation

**Guide price £749,950**

## SITUATION AND DESCRIPTION

Thurlestone is the epitome of a South Devon village with its own highly-regarded primary school, excellent general stores, Inn and 13th century church. It is also well-known for fine its 18 hole links golf course (which also has hard and grass tennis courts) and the 4\* Thurlestone Hotel, which boasts an impressive country club with indoor and outdoor heated pools, fitness studio, tennis, badminton and squash courts. Thurlestone also has sandy beaches and beautiful coastal walks whilst the nearby market town of Kingsbridge provides a good range of shops, a health centre, library, leisure centre, schools, churches and a regular farmers market. We understand that the property was built in the late 1970s for the owner. It is of traditional construction with predominantly rough-cast rendered and colour-washed external elevations, off-set by some natural stone features to the front, the whole beneath a tiled roof.

In more recent years, it has been extended to provide a second garage with a two-bedroomed apartment over which has latterly been used for lucrative letting purposes but would also be ideal for dependent relatives or teenagers requiring privacy. Similarly, it could easily be incorporated back into the main dwelling, if required.

A further significant attraction of the property is its position: it is located on the northern fringes of the village from where it enjoys stunning views over the surrounding countryside to Bantham and Burgh Island and down the Cornish coast. It also occupies a large, level plot of just under ¼ acre which affords obvious potential to extend or for further development, subject to the necessary planning consents.

It is available with IMMEDIATE VACANT POSSESSION and the accommodation comprises:-

## GROUND FLOOR



A most spacious, detached house on the fringes of this popular village with large garden affording development potential.







The property is accessed at the front via a uPVC double-glazed entrance door with glazed panels leading to the ENTRANCE HALL where a dog leg staircase leads to the first floor. Doors lead from the entrance hall to the kitchen and LIVING ROOM. A well-proportioned room with window to front (south) and door to the DINING ROOM which has a window to the rear overlooking the garden and beyond to Bigbury Golf Course. Hatch to kitchen and sliding patio door to SUN LOUNGE, a triple aspect room measuring some 22 in length with a raised, corner water feature and doors to the garden.

The KITCHEN is well-fitted and equipped with a good range of wood-fronted units including a 1.5 bowl, single drainer sink unit with mixer tap fitting and adjoining Onyx-effect, rounded edge work surfaces with storage cupboards and drawers under. Tiled flooring. Tricity eye-level double oven and Creda four-burner electric hob. Pine panelled ceiling. Connecting door to the garages.

### FIRST FLOOR

LANDING with access to roof space and connecting door to the apartment.

BEDROOM 1 is a dual aspect room with picture window to front and further window to side with wonderful views over the garden and beyond to Bigbury, Burgh Island and down the Cornish coast. The adjoining SHOWER ROOM has a three piece suite and is effectively en-suite to bedroom 1 and could easily be made so if required. BEDROOM 2 is a further dual aspect room with similar stunning views over Bantham, Burgh Island and beyond. BEDROOM 3 has a window to front. The FAMILY BATHROOM is wood panelled to dado height and has a suite in white comprising panelled bath, hand wash basin, WC and bidet. Airing cupboard with factory lagged copper cylinder and slatted shelving.

THE APARTMENT is accessed through one of three ways and comprises an open-plan living room/kitchenette and two double bedrooms, one of which has an en-suite shower room with three piece suite. Similar, far reaching coastal views are enjoyed from the rear facing rooms and the apartment could be available on a lock, stock and barrel basis, if required.

### OUTSIDE

Access to the property is via a pair of wrought iron gates at the front which lead to an extensive gravelled driveway with hard standing room for several cars and access to the GARAGES. These have a dividing wall and two up and over type doors. Oil-fired boiler (hot water and central heating). Plumbing for automatic washing machine. Enclosed staircase to first floor apartment. The principal garden area lies to the side (west) of the house and comprises a large paved/gravelled terrace for sitting out. Beyond this, is an extensive lawned garden with mature shrub borders to the front and one side. The rear garden is predominantly lawned for ease of maintenance. Oil storage tank.

### COUNCIL TAX

Currently Band E.

### SERVICES

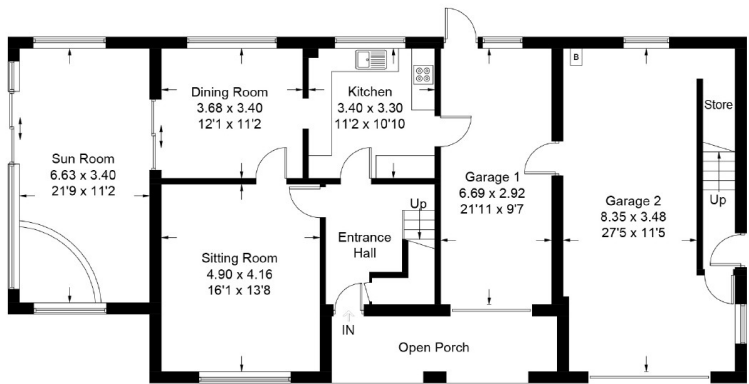
Mains electricity, drainage and water are connected.

### DIRECTIONS

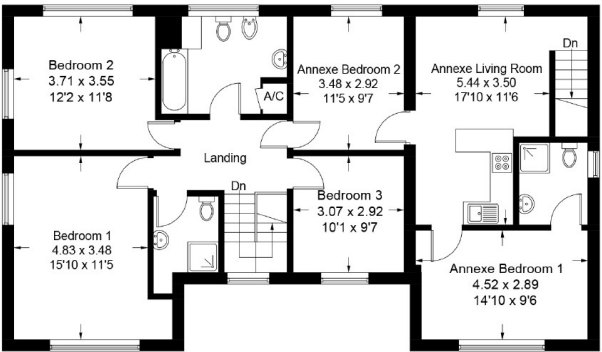
On entering Thurlestone from Kingsbridge, pass the Village Hall and school on the left hand side and then, after a few hundred yards, turn right at Rockhill Cross signed Buckland and Bantham. Island View will be found up this road after 300 yards or so and Appledore is the first property on the left hand side.



Approximate Gross Internal Area = 195.0 sq m / 2100 sq ft  
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID392155)

These particulars are a guide only and should not be relied upon for any purpose.



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