

FURSDON FARM KINGSBRIDGE



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



FURSDON FARM

Fursdon dates back to 1750 and has classic Georgian proportions with an enviable south-facing position overlooking a gentle valley and enjoying outstanding views over the gardens and countryside. Approached by a long private driveway, the property sits proudly in the middle of its land, giving it a private and peaceful setting. There is a range of outbuildings, including a 2-bed Linhay set away from the property, ideal for additional family use or as an income, a stabling block with loft, currently used for storage and workshops, and further garaging and storage buildings.

The current owners bought Fursdon 8 years ago and have created the beautiful Orangery and lovingly updated the property to a very high specification. From the spacious light entrance hall, with limestone flooring, you approach the wonderful south-facing drawing room which has high ceilings, a lovely marble fireplace with a wood burner, which provides a focal point to the room and is fitted with oak flooring, adding a modern contemporary feel. Side windows add light, and a bay window draws you to the wonderful views over the south-facing gardens.

Through to the magnificent Orangery kitchen/breakfast room, which is again light and spacious with windows and doors overlooking the gardens and a wonderful Roof Lantern. A beautiful kitchen, with a range of units, attractive poured concrete work surfaces, double brass sink, modern appliances, oak flooring, and a central island, makes this a lovely room to cook, entertain and enjoy family time. Both rooms have doors leading out onto the south-facing Mediterranean terrace and gardens beyond. Further rooms leading off the entrance hall include a cloakroom, dining room/games room, with a feature fireplace and wood burner, snug/TV room, study with bespoke built-in bookcase/cupboards, large utility/boot room housing the boiler and hot water tank. All rooms are light and spacious, offering flexible accommodation at this wonderful property.

A sweeping staircase leads up to the first floor, and a large arched window on the landing, which overlooks the gardens, allows light to flood into the property. The Master bedroom has triple aspect windows overlooking the gardens, en-suite bathroom with a bath and a separate shower. Two double bedrooms with en-suite shower rooms, 2 further double bedrooms and a family bathroom completes the upstairs accommodation.

Outside, the spacious Linhay, with underfloor heating, has a sitting room, kitchen/breakfast room, utility, and cloakroom. Upstairs, two bedrooms, both with en-suites, offer spacious accommodation for guests, family, or income potential. It has a lovely terrace which overlooks the gardens and grounds. The stabling block offers new owners the potential to reinstate the stables, currently used as storage/workshops, or, subject to planning, could be converted into additional accommodation. The roof houses the solar panels which were installed in 2020 and supply additional electricity to the property. There are further outbuildings for storage, including potting sheds and the plant room for the new private water supply currently being installed, plus plenty of parking areas around the property.

Within the beautiful, landscaped gardens, there is a walled garden with espaliered fruit trees and a tennis court, currently set up for basketball. Further gardens sweep around the property and are planted up with mature shrubs and trees, including a range of camellias, rhododendrons, magnolias, and tree ferns. The lawn runs down the sheltered valley from the stream at the top of the garden, to the lake and lower woodland, beyond these, lies the paddocks. In all, the land extends to approximately 13.3 acres.







KEY FEATURES

- A remarkable country estate nestled in a peaceful and private setting.
- Approx. 13.3 acres of grounds including landscaped gardens, paddocks, tennis court, and a lake.
- Range of outbuildings including The Linhay, a 2 bed guest cottage.
- Lovingly updated to a high specification throughout by the current owners, including the wonderful orangery kitchen/breakfast room.
- Main house offers 5 bedrooms.
- Breathtaking countryside views.
- Sunny south-facing position.









PROPERTY DETAILS

Property Address

Fursdon Farm, Sherford, Kingsbridge, Devon, TQ7 2BD

Mileages

Kingsbridge 4 miles; Salcombe 10 miles; Dartmouth 12 miles (distances are approximate)

Services

Oil fired central heating and underfloor heating, two wood burners, mains electricity plus solar panels, private water from a bore hole and private drainage via septic tank.

EPC Rating

Main House - Current: D, Potential: C | The Linhay - Current: D, Potential: A

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE.
Telephone: 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.

Location

Sherford is a charming and historical village consisting of picturesque cottages and farmhouses and dates back to the Domesday Book with a beautiful 13th century church. The busy church hall is host to various activities and offers a welcoming community. Frogmore village is a further mile on with an excellent bakery/village shop and a busy pub. The very pretty Frogmore Creek leads into the Salcombe Estuary and is navigable for a couple of hours or so either side of high tide. The market town of Kingsbridge is just over 3 miles away at the head of the estuary. It offers a range of small individual shops, 2 supermarkets, cafes, restaurants, many sporting facilities including a sports centre and an excellent Community College. Both Salcombe and Dartmouth are well known sailing destinations within easy reach.

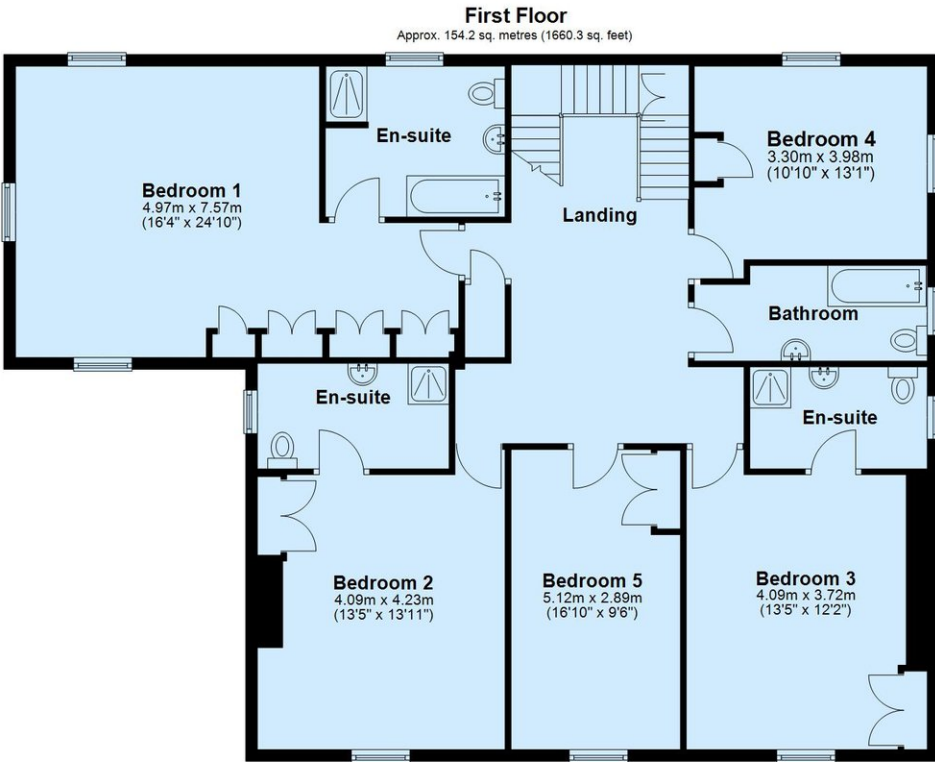
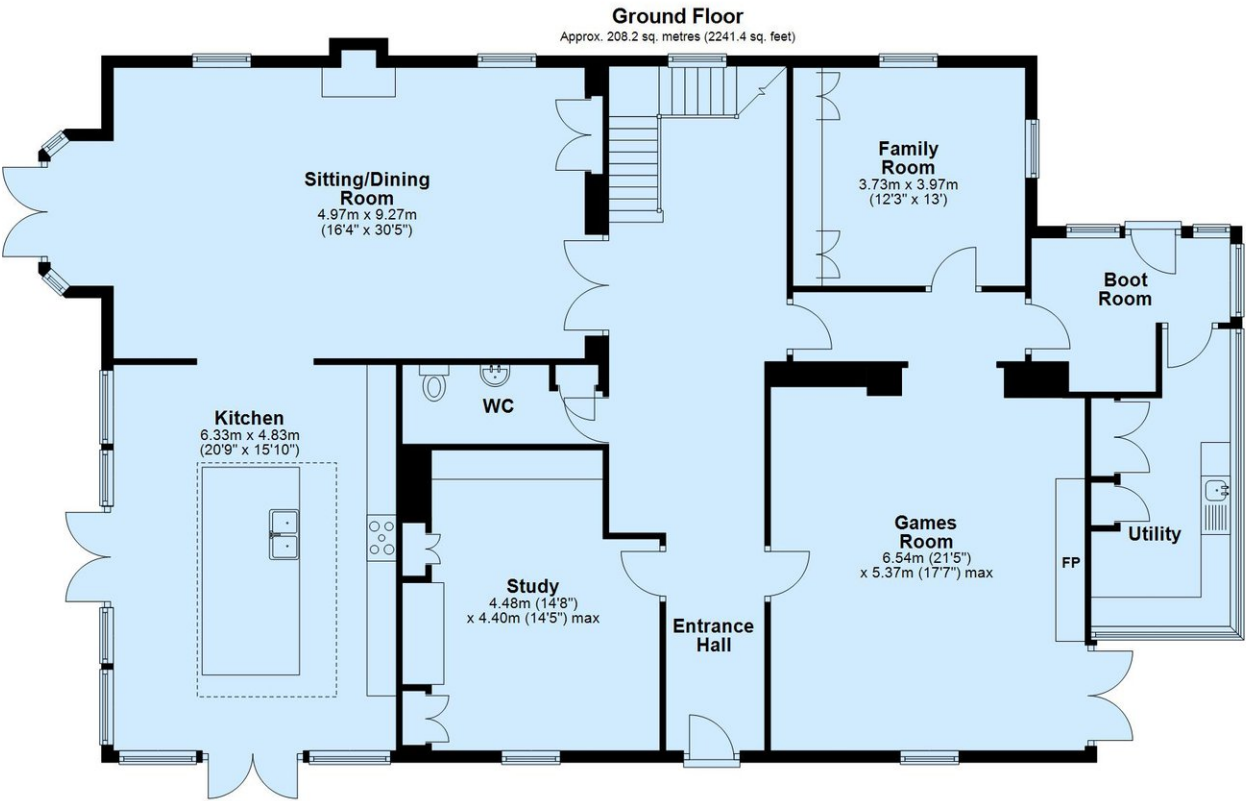
Viewing

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



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FLOOR PLAN



Total area: approx. 362.5 sq. metres (3901.7 sq. feet)





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