



Butsons Close, Stokenham
Kingsbridge

£485,000

The Property:

Flinders is an individual detached home offering considerably more space than first impressions might suggest. Arranged over three floors, the accommodation provides excellent flexibility, with a generous ground-floor bedroom suite complemented by three further bedrooms upstairs.

The property is approached through a gated courtyard garden, creating an attractive and private entrance with established shrubs, raised borders and a particularly cosy seating area with wonderful views down to the sea.

The front door opens into a spacious dining room/entrance hall, with stairs rising to the first floor and access to the principal ground-floor rooms.

The kitchen is a good size with space for a breakfast table and includes an integrated dishwasher and fridge/freezer, built-in electric oven and grill and separate hob. The sink is positioned beneath the front window, enjoying an outlook towards the surrounding countryside and sea beyond.

One of the real highlights is the impressively proportioned sitting room, a wonderfully spacious and light room with a feature fireplace, window overlooking the garden and patio doors opening outside while taking full advantage of the countryside and coastal outlook.

Also on the ground floor is a generous double bedroom with built-in storage and a large en-suite bathroom incorporating a bath, separate shower, WC, wash basin and bidet.

From the hallway, stairs lead down to a useful lower-ground-floor area providing utility space, a separate WC and internal access to the single garage, together with a door opening directly onto the driveway.

Upstairs are three further bedrooms, comprising two doubles and a single, with useful eaves storage. The elevated position provides some particularly attractive outlooks, with each of the rooms enjoying views towards the sea. The larger rear bedroom also has a Velux window overlooking the garden.

A modern shower room serves the first floor and includes a walk-in shower, WC, wash basin, storage and heated towel rail, while the landing provides access to the loft and an airing cupboard housing the hot water cylinder.





Outside, the rear garden rises to a lawned area with established planting and glimpses towards the sea. There is excellent potential to create a larger lawn and open up more of the outlook by reducing some of the existing mature planting.

The property also benefits from a single garage, driveway parking, oil-fired heating and useful outside electrical points.

Flinders would benefit from some cosmetic modernisation, but its generous proportions, flexible accommodation, attractive outlook and private position provide an excellent opportunity to create a lovely family home in one of the South Hams' most popular villages.

The Location:

Stokenham is located near Torcross, which is renowned for its beach and the Slapton Ley nature reserve. It's an ideal location for exploring the stunning coastline and scenic walks. The village boasts two pubs within walking distance—the Church House Inn and the Tradesman's Arms and is home to an excellent primary school. There is also the Stokeley Farm Shop, which features its own distillery and offers delicious food.

Further Information & Services:

Tenure: Freehold.

Council Tax Band: Band E

EPC Rating: D

Construction Type: Standard stone construction.

Services: Mains Water Supply, Mains Drainage, Mains Electricity, Oil-fired central heating heating.

Mobile Coverage: According to Ofcom, mobile coverage is available from major providers. Signal strength may vary.

Broadband Availability: Superfast fibre available – speeds up to 71 Mbps (according to Ofcom)

Flood Risk: According to the Environment Agency, the property is in a very low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known

Restrictive Covenants / Rights of Way: Own driveway but shares entrance lane with 3 other properties in the close.

Location Above/Adjacent to Commercial Premises: No.

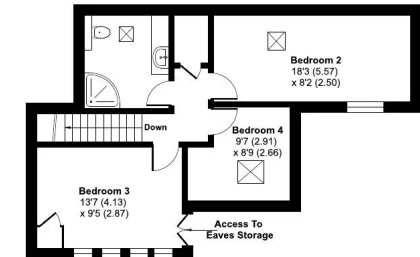






Butsons Close, Stokenham, Kingsbridge, TQ7

Approximate Area = 1764 sq ft / 163.8 sq m
 Garage = 163 sq ft / 15.1 sq m
 Total = 1927 sq ft / 178.9 sq m
 For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR

GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1500413



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Disclaimer:

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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.