



Broad Reach, Butt Park, Stokenham
Kingsbridge

£550,000

The Property:

Broad Reach sits within a generous plot with views to the surrounding countryside. It offers a light, well proportioned family home, in both location and space, along with potential for an annexe, home office or garden studio, making it an ideal proposition for multi generational living, subject to planning consents. Situated within the South Devon National Landscape Area and close to the sea, it provides for both coastal and rural living, with excellent community services and schools close by.

The porch opens into a welcoming hallway with a useful coat cupboard. To the right is the bright and generously proportioned sitting room, a wonderfully flexible space with plenty of scope to create distinct areas for relaxing, entertaining or working from home. A recently installed wood-burning stove provides a lovely focal point.

Two of the four bedrooms are situated on the ground floor. Bedroom two is a good-sized double with a particularly pleasant outlook over the rear garden, while bedroom four is currently used as a dressing room but would work equally well as a single bedroom, home office or study. There is also a ground-floor shower room with enclosed shower, WC and wash basin.

The kitchen/dining room is a generous and practical family space with tiled flooring and plenty of storage. The kitchen is fitted with a good range of units and includes an eye-level oven, electric hob, integrated fridge/freezer and dishwasher, with the sink positioned beneath a window overlooking the garden. There is also a useful additional storage cupboard and the oil-fired boiler is housed here.

From the kitchen, there is access to an exceptionally useful and spacious utility and boot room. With space for a washing machine and tumble dryer, additional units and plenty of room for coats, boots and everyday family paraphernalia, it makes an ideal entrance after muddy walks or trips out with the dog. There are doors directly to both the driveway and rear garden, as well as internal access into the garage. The garage provides further parking or storage.





Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

A large, south facing garden room opens up from the dining area, making this a useful L-shaped, open plan family space, perfect for multi tasking. Overlooking the garden, it is a lovely place to sit and enjoy the afternoon and evening sun, including sunsets later in the day.

Upstairs are two further double bedrooms. The principal bedroom is positioned to the front and is another light and spacious room benefitting from built-in cupboards and useful eaves storage. Bedroom three overlooks the rear garden and enjoys lovely views beyond along with sea glimpses and also has built-in storage and additional eaves space.

The family bathroom is also on this floor and is fitted with a large shower, WC and wash basin, together with a heated towel rail and window.

Outside, the rear garden is a real feature of the property. South-facing, warm and notably private, it offers a lovely space for both adults and children to enjoy. A patio immediately outside the house provides space for outdoor seating and entertaining, opening onto a good-sized lawn surrounded by shrubs and mature planting.

The established garden has plenty of character, with little tucked-away areas and hidden corners amongst the planting that are perfect for hide-and-seek, while also creating different spots to sit and enjoy the garden. Despite its family-friendly feel, the mature boundaries give the whole garden a pleasing sense of privacy.



Towards the bottom is an area currently used for growing fruit and vegetables, providing an almost allotment-style space for keen gardeners. There is also access to the garden from the front of the property through a gateway.

An outside hot and cold water supply is another particularly handy touch — ideal for washing muddy boots, bikes or even showering the dog after a walk.

At the front is another nice generous lawned garden and driveway parking with the potential to add in more parking if required and with plenty of space for boat storage if required.

The Location:

Stokenham is a popular South Hams village close to Torcross beach and Slapton Ley Nature Reserve. The village has an excellent primary school, two pubs, church, village hall and green, with bus links to neighbouring towns and villages. Nearby Chillington offers a health centre, shop/Post Office, playground and the popular Bear & Blacksmith pub. Stokeley Farm Shop has a microbrewery and a range of independent outlets, while Kingsbridge and Salcombe, renowned for its sailing and beaches, are within easy reach. The town of Totnes is approximately 30 minutes away and provides a mainline rail service to London Paddington.

Further Information & Services:

Tenure: Freehold.

Council Tax Band: Band E

EPC Rating: E

Construction Type: Standard construction.

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

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: None.

Location Above/Adjacent to Commercial Premises: No.

Additional Notes

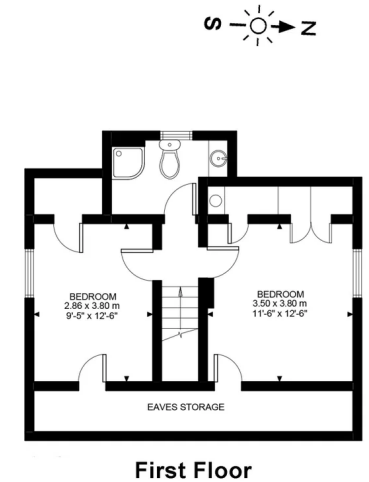
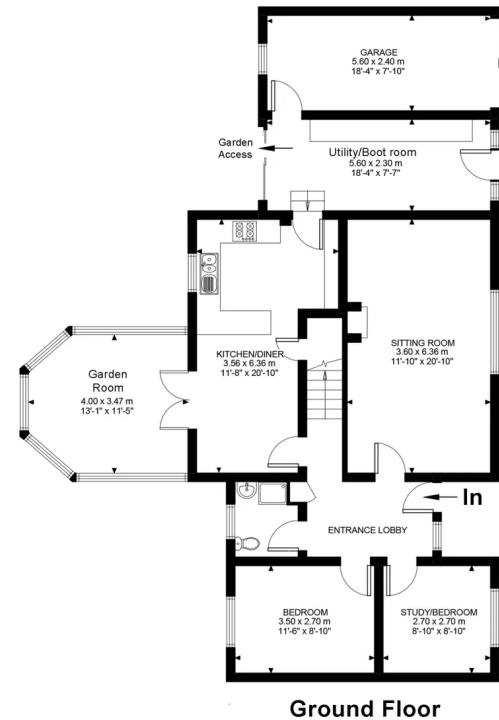
Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Gross Internal Area = 158.94 SQ.M / 1711 SQ.FT
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

01548856685

sales@kingsbridgeestateagents.co.uk

<https://www.kingsbridgeestateagents.co.uk/>

Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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.