



STAGS

Hallsands House

Hallsands House

Hallsands, Kingsbridge, TQ7 2EX

Kingsbridge 9 miles Dartmouth 12 miles

- Individual detached property.
- Superb coastal location.
- Stylish accommodation of over 2000 sq ft
- 4 Bedrooms, with 2 en-suite
- 2 Reception rooms
- Separate Utility
- Generous gardens

Guide price £465,000

SITUATION AND DESCRIPTION

Hallsands is a small village of only a handful of properties in the South Hams, itself an Area of Outstanding Natural Beauty flanked by a Site of Special Scientific Interest, thus creating a haven for wildlife and bird lovers. Lining the Eastern coast of the South Hams, Start Bay has a magnificent coastline of high, sweeping cliffs interspersed with long beaches and characterful fishing villages with colour-washed cottages, cafes, shops and old-fashioned country pubs. Of particular interest locally is Slapton Ley and the Line, a narrow strip of land, two miles long separating the freshwater Ley and the English Channel.

It is within easy reach of both Kingsbridge and Dartmouth and there are many beaches close by including Lannacombe, Mattiscombe, Blackpool Sands and East Portlemouth, from where one can catch the ferry to Salcombe.

The property was built under architects supervision some 7 years ago and manages to combine a cottage-style with a stunning contemporary interior. It has a timber inner leaf and therefore benefits from all the inherent advantages associated with this style of building with predominantly rendered/colour washed external elevations, relieved by natural stone features to the garage, the whole beneath a slate roof.

The house is fully double glazed with wooden sealed units and oil-fired centrally heated with an underfloor system to the ground floor and radiators to the first floor. It is, however, the position of the property which is likely to be of greatest appeal to most buyers: the property is situated in a quiet country lane which leads to the beach (just 200 yards or so away) and some of the most stunning coastal scenery to be found anywhere in the country.

PLEASE REFER TO THE ATTACHED FLOOR PLAN AND THE ACCOMMODATION COMPRISES:-

Access to the property is via a canopy porch, then an oak door with glazed side panels which leads to a spacious ENTRANCE HALL which has an attractive tiled floor and a dog leg staircase to first floor with two under stairs storage cupboards. CLOAKROOM with two piece suite in white and matching tiled floor. Double opening entrance doors from the hall lead to the SITTING ROOM, a generous and well-proportioned dual aspect room with fitted carpet. The STUDY also has a fitted carpet



A superbly appointed modern detached home just yards from the sea and coastal footpath.





and a window to the front.

The KITCHEN/DINING ROOM is a feature of the property. A triple aspect room, it has a matching tiled floor and a kitchen area fitted with an extensive range of quality contemporary units which include a 1.5 bowl sink unit with cut out drainer and mixer tap fitting and extensive black granite work surfaces with matching up stands and soft-close cupboards and drawers under. Range of matching eye-level storage cupboards. Built-in AEG oven, four burner ceramic hob and extractor hood and dishwasher. A triple opening glazed door leads to the outside terrace, and a further door leads to a UTILITY ROOM with sink, matching units and eye level storage cupboards. Linen cupboard with slatted shelving and Ariston hot water cylinder. Matching tiled floor.

FIRST FLOOR

A window over the stairwell allows light to flood into the LANDING and there is access here to the roof space. From here there is access to the MASTER BEDROOM, which has an east-facing window to the front with views towards the sea. It also has a dressing room and EN-SUITE SHOWER ROOM with a suite in white comprising walk-in shower, WC and double sized hand wash basins.

The GUEST BEDROOM also enjoys views from the front towards the sea and has an EN-SUITE SHOWER ROOM with a white, three piece suite. Beyond this are the two good sized FAMILY BEDROOMS which, as with all of the bedrooms, have fitted carpets.

The family BATHROOM has a four piece suite in white which includes a bath with mixer tap fitting.

OUTSIDE

Vehicle access to the property is via a brick paved driveway which affords parking and turning space for 2/3 cars and access to the GARAGE. The property occupies a good sized plot which is laid mainly to lawn for ease of maintenance and wraps around the property providing a good deal of privacy. There is also a paved terrace accessed also from the kitchen/breakfast room which is ideal for sitting out, etc.

SERVICES

Mains electricity and water are connected. Drainage to a shared, private Biodisc system for which a maintenance contribution will be required. Oil-fired central heating.

COUNCIL TAX BAND & LOCAL AUTHORITY

The property is in Band F. South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

TENURE

Freehold.

VIEWING

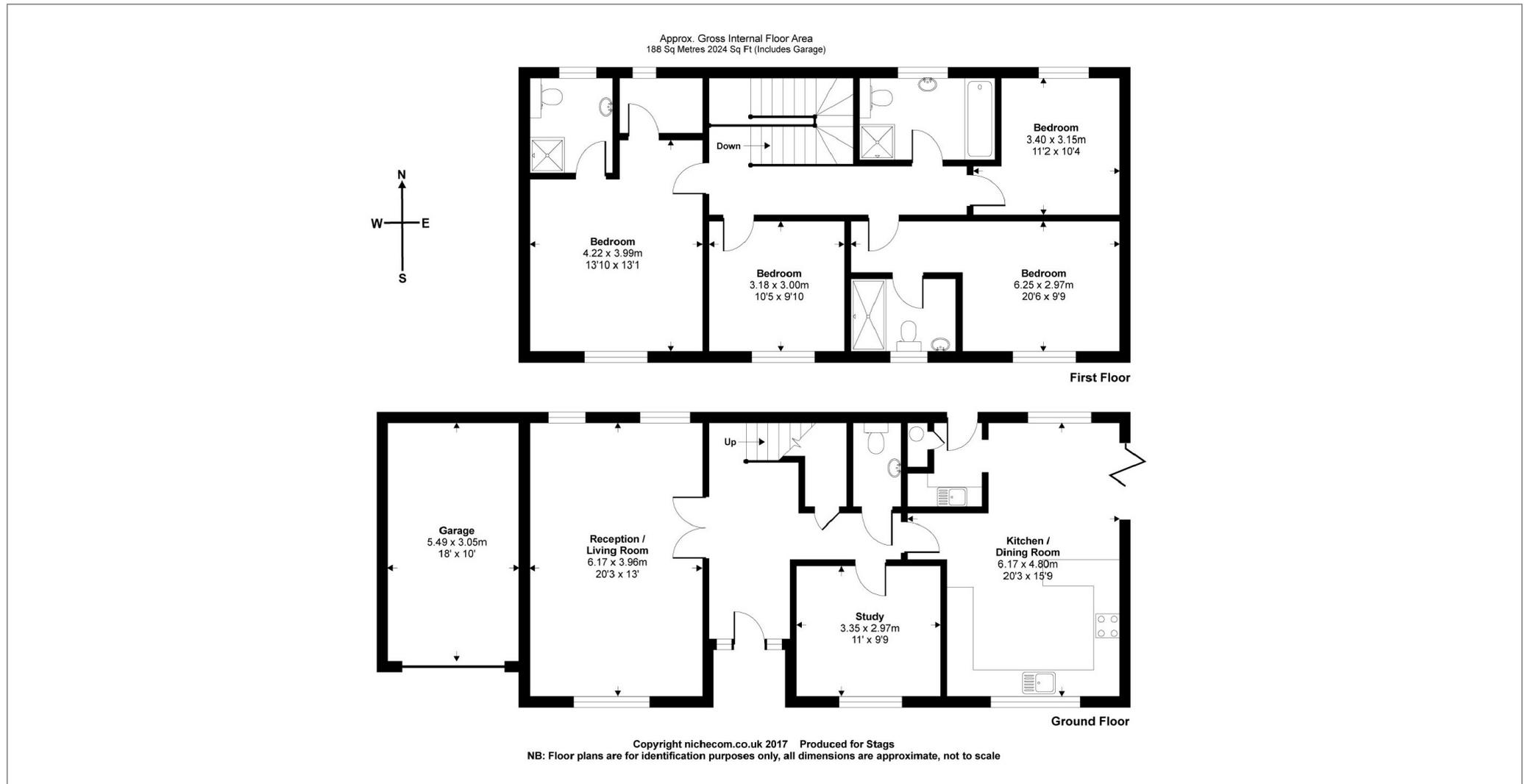
At the request of the vendors, strictly by appointment please through the sole agents Stags Kingsbridge office (01548) 853131

DIRECTIONS

From Kingsbridge, take the A379 towards Dartmouth. Follow this road for some 5 miles to Carehouse Cross, Stokenham. At the mini-roundabout, turn right signed East Prawle. *Follow this road for just under two miles and fork left at Dunstone Cross signed Start Point/ Kellaton. After a further half a mile or so, turn left at Muckwell Hill signed North Hallsands and follow this road down the hill into North Hallsands and the property will be found on the right hand side.

From Dartmouth: Take the road out of the town towards Totnes and, at the mini roundabout at the top of the hill, turn left onto the A379 towards Kingsbridge. Follow this road (through the villages of Stoke Fleming and Strete and then continue along through Torcross towards Stokenham. At Carehouse Cross, turn left signed East Prawle and continue as* above.





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



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