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## Coombe Chalet, Shady Lane Stoke Fleming, TQ6 0PB

A large Holiday Chalet in need of renovation or replacement on a prime cliff side location with sea views.

Dartmouth 3 miles Totnes 13 miles Kingsbridge 13 miles

- Prime cliff side location
- Wooded and very private
- Chalet with dwelling rights
- Outstanding dramatic views
- Extend or replace
- Fabulous sea views

**Guide price £250,000**

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## SITUATION

Stoke Fleming is a quintessentially English village with a primary school, local store, active church, village hall, a restaurant and a village pub at its centre. Located within the South Hams, an AONB with splendid coastal scenery, the village stands in a prominent position overlooking Start Bay and the award winning Blackpool Sands beach is less than a mile away.

## DESCRIPTION

The highlighted black boundary is wooded with some fabulous sea views and currently houses a detached chalet which requires replacement or extension. Some services are connected and it has residential dwelling rights.

The chalet is known as Coombe Chalet and is located to the north west of the site measuring approximately 5.5 metres wide by 9 metres deep. This has a large decked area and could naturally be extended to afford superb sea views, or replaced with a new chalet (respecting any necessary planning permissions). Coombe Chalet is available at £300,000.

Due to the nature of the gradient it would be

highly unlikely to be able to provide parking beside the chalet, but it could be possibly relocated elsewhere.

The location is serene and stunning and this is a fantastic opportunity as a holiday retreat or income.

## LOCAL AUTHORITY

South Hams District Council.

## AGENT'S NOTE

Safety: The nature of cliff side land, beyond the breath taking views and scenery, is that it involves slopes and can be dangerous. Please take extreme care when walking the site unaccompanied. We cannot take any responsibility for loss to people, vehicles or possessions. Children should not attend.

Driving: The nature of Shady Lane is that it is secluded and tranquil, after a distance it becomes a private lane. The lane is narrow in places and while a vehicle can be driven down we would recommend taking care.

## DIRECTIONS

Accessed via Shady Lane off of New Road (to the left side of the cafe Radius 7).



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