



Fenrose

West Charleton, TQ7

Guide Price £925,000

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FENROSE

West Charleton, Kingsbridge, TQ7 2AE

The Property:

The accommodation is entered via a spacious reception hall with stairs rising to the first floor. The ground floor living space is both generous and flexible, beginning with a substantial dining room that comfortably accommodates a large dining table, making it ideal for entertaining family and friends. A conservatory extends from this room and provides a pleasant additional seating area, with direct access onto the patio and gardens beyond.

The sitting room is undoubtedly one of the property's standout features. Bathed in natural light from its triple-aspect windows, it enjoys delightful views towards the estuary and surrounding countryside. A striking stone fireplace forms the focal point of the room, complemented by French doors on either side which further enhance the connection between the house and its beautiful surroundings.

The well-appointed kitchen is fitted with an extensive range of wall and base units and benefits from a number of integrated appliances, including a fridge, freezer, dishwasher, microwave and Rangemaster electric cooker. A door provides access to the rear garden, whilst a separate utility room offers valuable additional storage and practicality.

Also on the ground floor are three double bedrooms, one of which benefits from en-suite facilities, together with a family bathroom comprising a bath, wash hand basin and WC.

Occupying the first floor is an impressive principal bedroom suite. This spacious and light-filled room enjoys an abundance of natural light from three Velux windows and pleasant views towards the surrounding trees. The accommodation is complemented by a luxurious en-suite bathroom featuring a freestanding roll-top bath, wash hand basin and WC, together with access to useful eaves storage and loft space.

Outside, the property continues to impress. A large driveway provides ample parking for several vehicles and leads to the detached double garage. Above the garage, the current owners have created a versatile studio space incorporating a sleeping area, kitchenette, shower room and separate WC. The space has previously been used as occasional holiday accommodation and offers a variety of potential uses, subject to any necessary consents.





The gardens and outside space have been thoughtfully designed to make the most of the property's elevated position and stunning outlook. A generous patio wraps around much of the house, providing multiple seating and entertaining areas from which to enjoy the views. A fixed gazebo and summerhouse further enhance the outdoor lifestyle on offer, creating a wonderful setting for relaxing or entertaining throughout the year.

Combining spacious accommodation, exceptional views and a highly desirable village-edge location, this is a wonderful home that offers both flexibility and character in equal measure.

The Location:

West Charleton is a well-regarded South Hams village with a strong community feel, centred around its parish church, school, popular village pub. The nearby town of Kingsbridge offers a wide range of amenities including supermarkets, independent shops, cafés, restaurants and well-regarded schools. The surrounding South Hams countryside provides excellent walking opportunities, while the South Devon coastline and a number of beautiful beaches are within easy reach.

Further Information & Services:

Tenure: Freehold

Services: Mains electric, water and drainage. Oil fired central heating. EV Charger on garage wall.

EPC Rating: E

Construction Type: Standard brick/block.

Mobile Coverage: According to Ofcom, mobile coverage is available from major suppliers.

Broadband Availability: Superfast fibre available – check via Ofcom or supplier

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

Planning or Development Issues: None known.

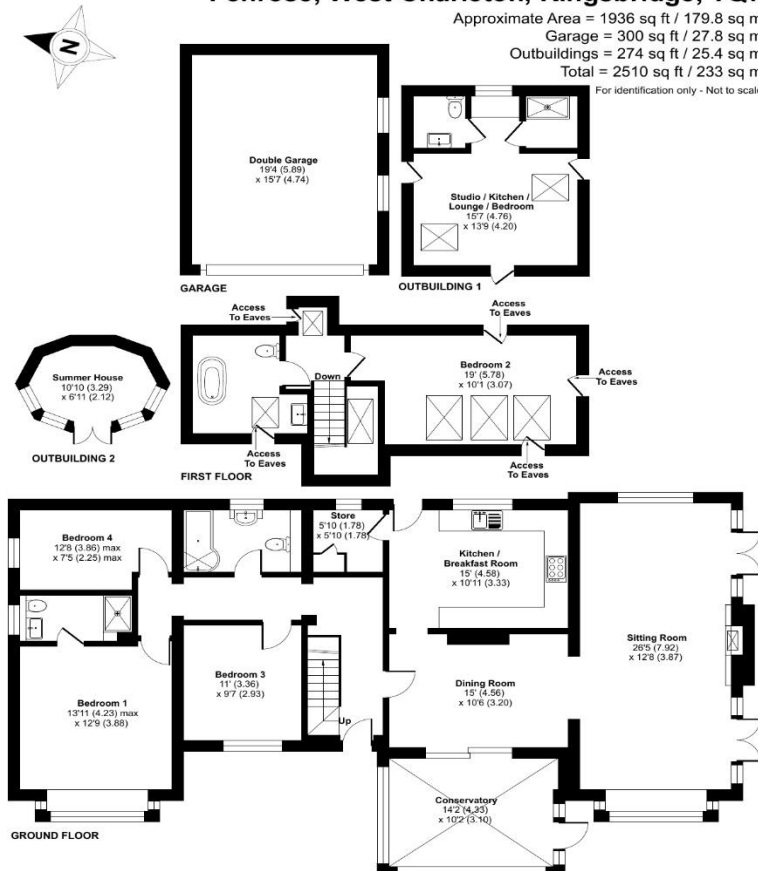
Other Information: The property was purchased previously with 3 acres of land, including 2 paddocks which the current vendors will be retaining for their own use.



Fenrose, West Charleton, Kingsbridge, TQ7

Approximate Area = 1936 sq ft / 179.8 sq m
 Garage = 300 sq ft / 27.8 sq m
 Outbuildings = 274 sq ft / 25.4 sq m
 Total = 2510 sq ft / 233 sq m

For identification only - Not to scale



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.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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