



Luscombe Maye
Waterside Properties



Little Beeches

Torcross
Kingsbridge
TQ7 2TJ

Guide Price £499,950

Within walking distance of the beach and amenities is a bright and spacious 3 bedroom family home nestled within open lawned gardens, benefiting from ample parking, garage and views over the sea and Slapton Ley.

- Planning permission for first floor extension
- Level lawned garden
- Coastal location
- Level walking distance to the beach
- Ample parking



Full Description

HOW TO GET THERE

From Kingsbridge proceed along the A379 Dartmouth Road and pass through the villages of West Charleton, East Charleton, Frogmore, Chillington and Stokenham. On entering the village of Torcross with the Ley on the left and just after the cottages on the right there is a driveway entrance on the right hand side.

SITUATION

Torcross occupies a unique location at one end of a single bank forming part of Start Bay, known as Slapton Sands. The beach separates Slapton Ley, the fresh water lagoon from the sea and is a nature reserve and a well-known bird sanctuary.

Torcross is on the South Devon coast path and in an area of outstanding natural beauty. The coast line is a heritage coast, most of which is owned by the National Trust. Torcross is about 7 miles to the east of Kingsbridge and 8 miles from the historic naval town of Dartmouth. A main bus route passes along the A379 between Kingsbridge and Dartmouth and the Elizabethan town of Totnes is about 13 miles to the North West with a mainline railway station.

Locally in the village there is a general store and Post Office, the popular Start Bay Inn and a selection of cafés and restaurants. Excellent shopping and recreational facilities are available in the nearby towns of Kingsbridge and Dartmouth.

There is a primary school at nearby Stokenham with secondary education available at Kingsbridge Community College or Dartmouth Academy

DESCRIPTION

A bright and spacious 3 double bedroom family home situated on a large plot with beautiful lawned gardens with a variety of established fruit trees together with ample parking and an integral garage.

The property is accessed to the rear and enters into a bright and spacious living room with wood burning stove and dining area boasting superb views over the nearby Slapton Ley and the sea. The family kitchen offers a breakfast bar, oil fired rayburn and large pantry storage together with delightful outlook over the terraced lawned gardens. Located off the kitchen is an inner hallway with 3 double bedrooms (master ensuite) and family bathroom.

The property benefits from superb views across the countryside and more importantly the historic Slapton Ley and Torcross Coastline. Located just a short walk from the beach, Little Beeches is set back from the hustle and bustle of this busy village but is also situated close to the heart of the community together with easy access to the wonderful amenities including a well renowned pub, café and village store.

Householder application for new roof extension and alterations to existing dwelling to provide additional 3 bedrooms, new front door and steps has been granted and plans can be viewed on South Hams District council website Ref- 53/1072/15/F.

THE ACCOMMODATION COMPRISES:

Door to:

LIVING ROOM

A bright dual aspect room with outlook to side and rear gardens. A wood burning stove with brick and on a slate tiled hearth with timber mantle piece makes a charming focal point to the room. Two ceiling lights together with wall lighting. Door to stairs to the integral garage below.

DINING AREA

This area benefits from triple aspect windows enjoying a south east facing view over Slapton Ley and to the sea in the distance. Dimplex heater, spotlights to ceiling, laminate flooring.

KITCHEN

A spacious kitchen with large windows to the rear terraced garden. A shaker style kitchen with range of floor units comprising cupboards and drawers with worksurfaces with double width stainless steel sink unit with mixer taps. Inset HOTPOINT double oven and 4 ring electric hob unit with extractor fan above. Space for tall standing fridge/freezer, space and plumbing for dishwasher and washing machine.

Central breakfast Bar with storage cupboard over. Oil fired rayburn for cooking. Good size pantry with floor to ceiling shelving and integral window to kitchen.

Door from the kitchen leading to the rear garden.

INNER HALLWAY

With ample built in storage cupboards with shelving and access to loft space.

MASTER BEDROOM

A bright dual aspect room enjoying beautiful views to the Ley and the sea in the distance and the adjoining garden. Fitted storage units, central ceiling light and wall lighting. Laminate flooring. Obscure glazed door to:

ENSUITE SHOWER ROOM

With window to rear aspect, tiled surround, low level WC and wall mounted hand basin and double shower with glass screen and door with tiled floor and electric shower. Vanity unit with mirror. Tiled floor.

BEDROOM 2

A double bedroom with stunning views over the garden and Ley and sea in the distance.

BEDROOM 3

A double bedroom with stunning views over the garden and Ley and sea in the distance.

FAMILY BATHROOM

A quality fitted 3 piece suite comprising panelled bath with mixer taps and shower over with glass shower screen and tiled surround, low level WC, hand basin with storage under. Heated

ladder style towel rail, tiled surround and floor with underfloor heating.

OUTSIDE

To the front of the property adjoining the driveway is an enclosed level and private lawned garden with established trees and treehouse together with an array of shrubs and bushes and a seating area.

Behind the property are 3 lawned terraces with range of apple trees and established shrubbery together with a decked seating area accessed from the living room, ideal for alfresco dining. The garden then extends around the property and adjoins the parking area and enjoys the delightful views the property has to offer.

TENURE

Freehold

SERVICES

Mains Electricity and water. Private septic tank drainage. Oil fired rayburn, electric heating.

COUNCIL TAX

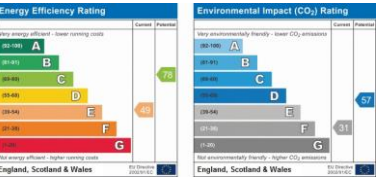
The property is council band 'E'

LOCAL AUTHORITY

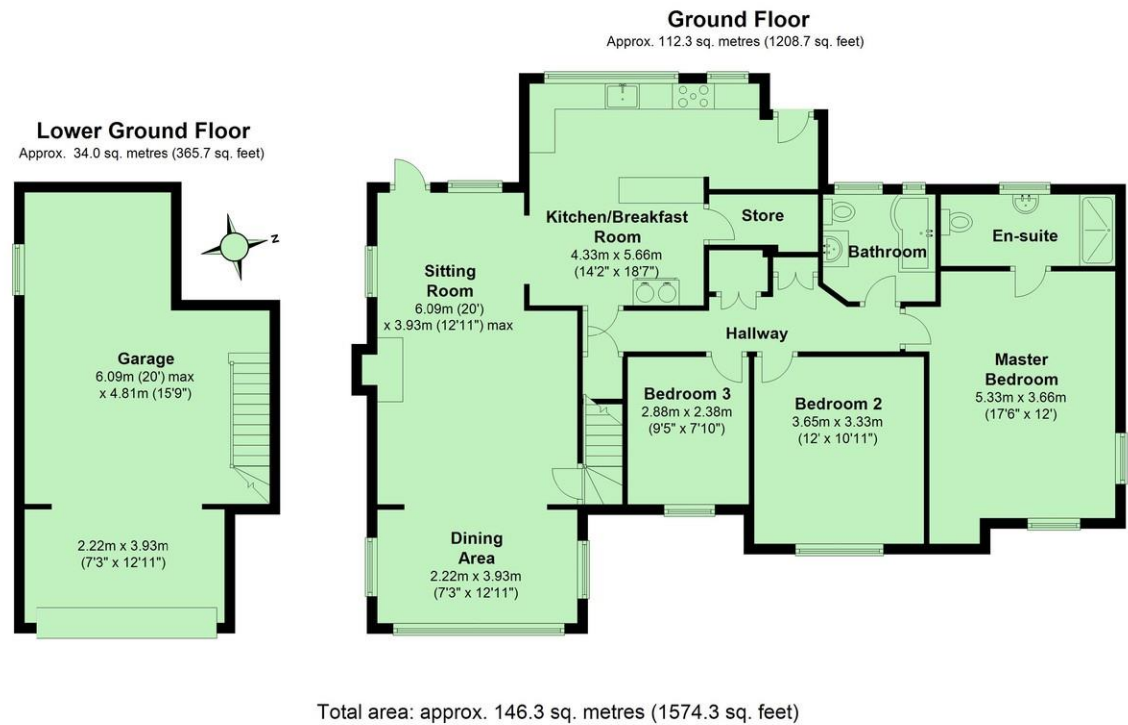
South Hams District Council
Follaton House
Plymouth Road
Totnes
Devon
TQ9 5NE
Tel: 01803 861234

VIEWING

Strictly by appointment with the agents:
Luscombe Maye
62 Fore Street
Kingsbridge
Devon
TQ7 1PP



Little Beeches, Kingsbridge



Total area: approx. 146.3 sq. metres (1574.3 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

