



Kingscote,



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Beeson, Kingsbridge, Devon TQ7 2HW

Nearest beach 0.5 miles. Kingsbridge 7 miles. Totnes 15 miles.

A fabulous detached 16th century property that provides the perfect juxtaposition between old and new that has been internally modernised to a high standard. Beautifully light and bright open-plan living, 5 bedrooms (two with en-suites). Lovely gardens, patio area, raised terrace, double garage and lots of parking.

- Stunning Detached Property
- Open-plan Living
- Guest Bedroom With En-suite
- Double Garage and Lots Of Parking
- Freehold
- Character Features With A Modern Edge
- Master Bedroom Suite
- Three Further Bedrooms
- Delightful Gardens, Patio Area and Sun Terrace
- Council Tax Band E

Offers In Excess Of £925,000

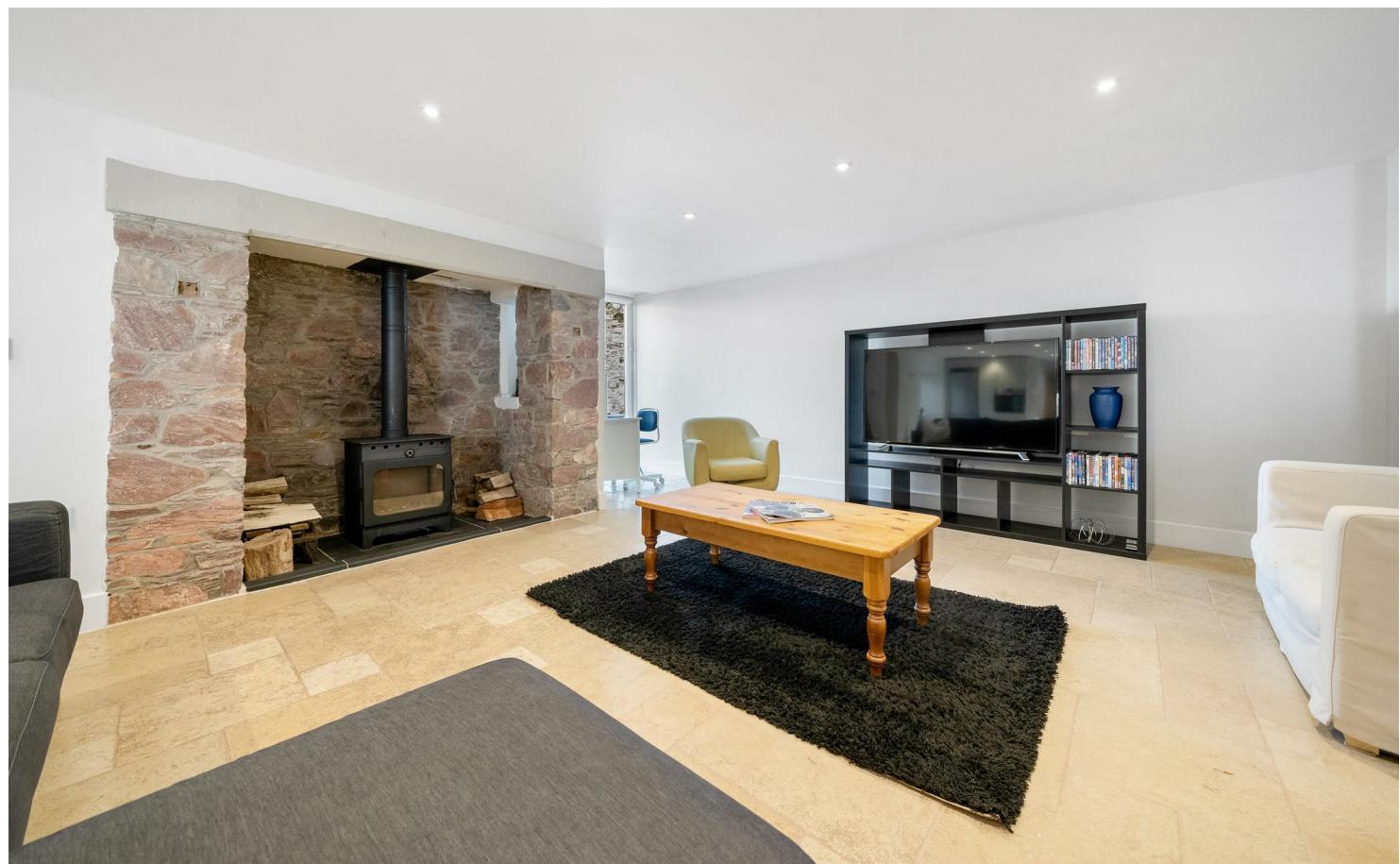
SITUATION

Beeson is a peaceful coastal village with a strong community that neighbours the stunning beach front of Beesands, a mile-long shingle beach backed by fields with a public footpath to Torcross and a freshwater lake.

Beesands has recently won 2 important awards – The Blue Flag is an internationally recognised guarantee of excellence and indicated that Beesands has reached exceptional levels of cleanliness and safety. The Marine Conservation Society has also awarded Beesands a recommendation in the Good Beach Guide. There are two excellent eateries in walking distance of Beeson – The Cricket Inn pub & restaurant, and Britannia at The Beach, a fabulous fish & seafood restaurant and take-away, not to mention those amenities in Torcross and Stokenham. Stokenham is an historic and quite delightful village with its own well-respected primary school and two village pubs. Just a short walk away on the edge of the village is Stokeley Farmshop, Cafe and The Tap House a great facility including a useful shop, butchers, little independent shops, small garden centre, cafe and bar.

DESCRIPTION

Kingscote provides the perfect combination of old and new. The property has been extended and renovated that provides a fabulous family home, with modern conveniences.



ACCOMMODATION

There is a superb, well-thought out and defined open-plan living space, with underfloor heating, comprising: sitting area, with pretty stone fireplace housing wood-burning stove, playroom/study area, kitchen that has been fitted with a good range of units, island breakfast bar, built-in electric oven, 5-ring LPG gas hob with extractor over. The glazed dining area enjoys bi-fold doors leading out to the paved terrace and garden beyond. There is a utility room, with Belfast sink, space and plumbing for washing machine/tumble dryer. WC. Boot room and access to the rear covered porch.

On the first floor there is a large master bedroom, with dressing area and fully tiled en-suite wet room complete with shower, WC and sink, French doors lead out to a terrace. There are two further double bedrooms, a single bedroom and a super family bathroom with freestanding oval bath, WC, shower and wash hand basin.

On the second floor there is a lovely double en-suite bedroom.

OUTSIDE

The driveway leads along the side of the property, providing parking for a number of cars and leads to the double garage, complete with power and light with some mezzanine storage above. The gardens are beautiful and a really good size with amazing privacy for a village home they include paved seating areas, terraced beds, lawn, vegetable garden, planted borders, mature shrubs and fruit trees leading to a wild flower area to the rear.

SERVICES

Mains electric, water and drainage. Air-source heat pump provides heating for hot water. Solar panels connected to the hot water system controllable by an app. Wet under floor heating on ground floor. Electric car charging point.

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

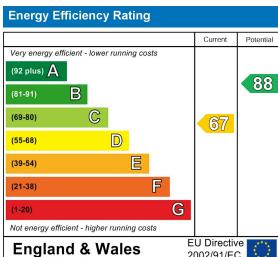
From Kingsbridge, take the A379 towards Stokenham. When you reach the roundabout at Stokenham turn right following the signs to Beeson. After dropping down the hill into the village continue around the sharp right hand bend. and Kingscote will be found on the right hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



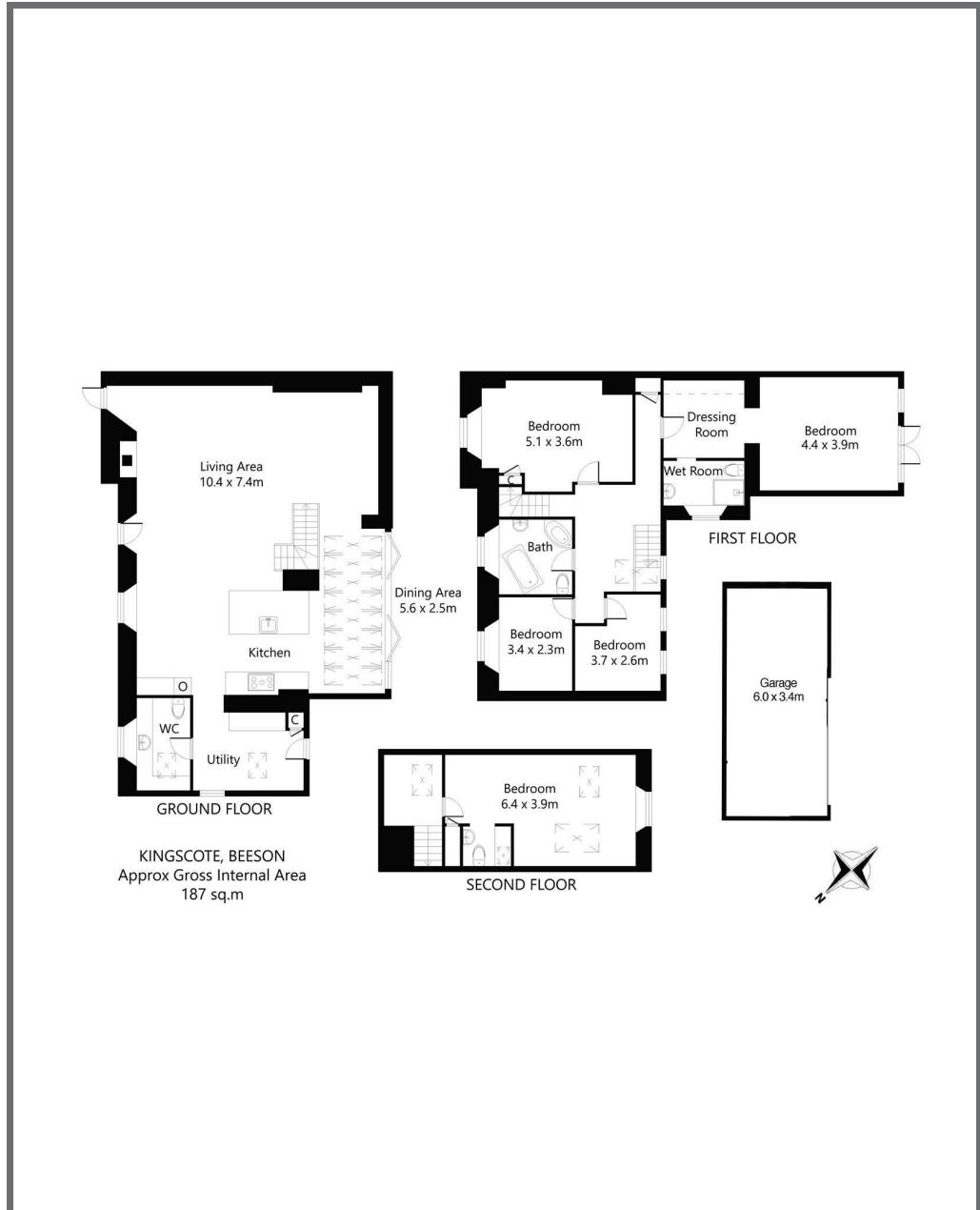
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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