



8, Chantry Hill



# 8, Chantry Hill

Slapton, Kingsbridge, TQ7 2QY

Kingsbridge 8 miles. Totnes 13 miles. Nearest beach 0.5 miles.

A detached property set in an elevated position with fabulous views towards the sea. The property requires some modernisation and presents a wonderful opportunity to create a dream home in this highly desired location.

- Detached Property
- Opportunity To Enhance
- Two Reception Rooms
- Driveway Parking With Access To A Garage
- Freehold
- Fabulous Views Towards The Sea
- Generous Private Plot
- Three Bedrooms
- No Onward Chain
- Council Tax Band E

Guide Price £650,000

## SITUATION

Slapton is considered to be one of the prettiest and most desirable villages in the South Hams. Almost equal distance between Kingsbridge and Dartmouth, the village has a thriving local community, two excellent pubs, a well-stocked general store, village hall, chapel and 13th century church. It is just a few minute' walk from a 3-mile long beach and is also known for the National Nature Reserve at Slapton Ley which is a Site of Special Scientific Interest. The ley is located on the edge of the village and is the largest freshwater lake in the south west of England.

## DESCRIPTION

A detached, spacious property presenting vast potential, located in a highly desired village with fabulous views, private gardens, parking and a garage.



## ACCOMODATION

From the hallway, kitchen overlooking the rear garden and fitted with a range of wall and base units. Dual aspect dining room. Cloakroom/WC. Bedroom/Sitting room with glorious views and built in cupboards. Bedroom 2. Bathroom.

On the first floor there is a generous sitting room with french doors leading out to a balcony with views towards Start Point. Bedroom 3. Shower room.

## OUTSIDE

Driveway leading to a single attached garage.

Gardens to the front with lovely views and to the rear affording much privacy with views over the countryside, planted with a range of mature trees and shrubs, useful shed.

## SERVICES

Mains water, drainage, electric with oil fired central heating.

Superfast broadband and limited mobile networks EE, O2 and Vodafone are available in this location. (Ofcom)

## TENURE

Freehold.

## LOCAL AUTHORITY

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

## DIRECTIONS

From Kingsbridge follow the A379 out to Torcross, go through Torcross and then approximately half way along the ley turn left onto Sands Road. Follow this road for around half a mile and then turn right onto Wood Lane and then take the first left onto Chantry Hill where number 8 will be found on the right.

## 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.



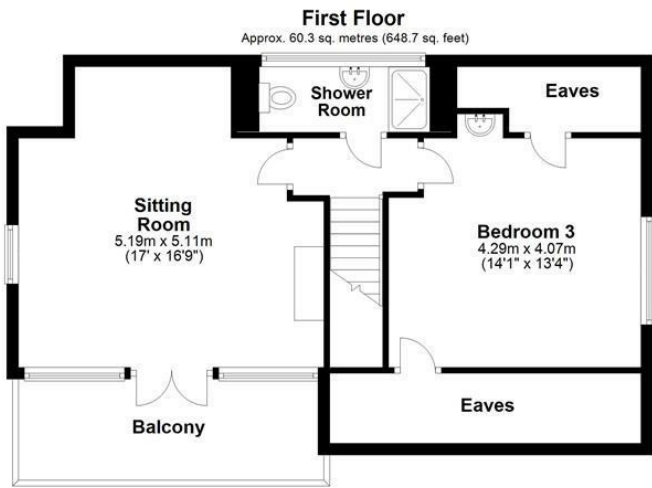
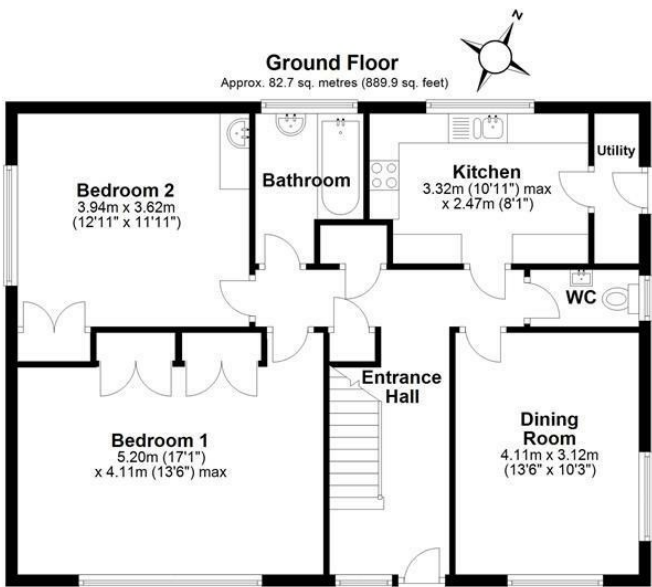
| Energy Efficiency Rating                    |  |  |
|---------------------------------------------|--|--|
| Very energy efficient - lower running costs |  |  |
| (92 plus) <b>A</b>                          |  |  |
| (81-91) <b>B</b>                            |  |  |
| (69-80) <b>C</b>                            |  |  |
| (55-68) <b>D</b>                            |  |  |
| (39-54) <b>E</b>                            |  |  |
| (21-38) <b>F</b>                            |  |  |
| (1-20) <b>G</b>                             |  |  |
| Not energy efficient - higher running costs |  |  |
| England & Wales                             |  |  |
| EU Directive 2002/91/EC                     |  |  |

| Current | Potential |
|---------|-----------|
|         | 77        |
| 49      |           |

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Total area: approx. 142.9 sq. metres (1538.6 sq. feet)



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