



1 Whimbrels Edge







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Thurlestone, Kingsbridge, TQ7 3BR

Beach in 500 meters. Kingsbridge: 5 miles. Totnes train station: 16 miles.

A luxurious, modern, contemporary home, set within a highly desired location enjoying delightful views over South Milton Ley towards the sea. With spacious, beautifully light accommodation that is complete with high specification finishes throughout. Double garage, ample parking. Walking distance to the village amenities and the beach.

- Luxurious, Contemporary Detached Property
- Superb Views Over South Milton Ley Towards The Sea
- High Specification Finishes and Ultra Energy Efficient
- Double Garage and Ample Driveway Parking
- Freehold
- Highly Sought-After Village Location
- Incredibly Spacious Accommodation
- 4/5 Double Bedrooms
- Extensive Terrace and Balcony
- Council Tax Band G

Guide Price £1,675,000

Stags Kingsbridge

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SITUATION

Thurlestone is the epitome of a South Devon village with its own well respected primary school, excellent general stores and 13th century church. It is also particularly famous for its 18 hole links golf course (which also has hard and grass tennis courts) and the 4 star Thurlestone Hotel which boasts an impressive country club with indoor and outdoor heated pools, fitness studio, tennis, badminton and squash courts, hair and beauty salons and a 9 hole Par 3 golf course and Village Inn. Thurlestone also has sandy beaches and beautiful coastal walks whilst the nearby market town of Kingsbridge provides a good range of shops, supermarkets, a health centre, library, leisure centre, schools, churches and a regular farmers market.

DESCRIPTION

An exquisite family home boasting some (3200 ft) of accommodation that is beautifully finished throughout, with great natural light. The property has the advantage of high quality fixtures, triple glazed Rationel windows, an eco efficient air- source heat pump with underfloor heating throughout and solar panels.

ACCOMMODATION

Access into the fabulous entrance hall flooded with natural light through the glass roof lights within the full-height vaulted ceiling, engineered oak floors. Staircases with recessed lighting to the first floor complete with galleried landing. Storage cupboard. Utility room, fitted with a fantastic range of storage, space and pluming for a washing machine and tumble dryer, inset sink, external door. Doors into a generous open-plan kitchen, dining, living room that has been thoughtfully zoned and comprises: Kitchen is fitted with a range of contemporary wall and base units with integrated Fridge Freezer, double oven, warming draw, induction hob with extractor over, dishwasher, quooker tap. Dining space with patio doors leading out to the terrace. Sitting room overlooking the surrounding fields, triple sliding patio door to terrace, wood burning stove. Shower room. Study/Bedroom 5 which would be most useful if moving with dependent family. Plant room. Pedestrian door to garage.

On the first floor the beautiful landing splits and provides access to, the principle bedroom that enjoys sea views, with access onto a lovely balcony, full wall fitted wardrobes and a beautifully finished en-suite bathroom. All of the further bedrooms are good-sized doubles, bedroom 2 has an en-suite shower room, bedroom three again has an en-suite shower room and access onto the balcony with sea views whilst bedroom 4 overlooks the fields at the front. There is a luxurious family bathroom with a double ended bath, a large walk-in shower, WC, vanity wash hand basin and heated towel rail.

There is a useful study space under the eaves on the landing and access to a large room, currently used as a studio but equally could be a playroom, further bedroom or a work from home office space, eaves loft storage.





OUTSIDE

The gardens enjoy fabulous views towards the sea and are immediately adjacent to South Milton Ley. Extending to around 40 acres, the Ley was notified as a Site of Special Scientific Interest in the mid 1970's and is now a veritable haven for all manner of bird and wildlife. The garden is mainly laid to lawn with a large slate terrace running the full width of the property. There is ample driveway parking and access to the double garage. Double garage with electric roller door, power and light. Electric vehicle charging point.

SERVICES

Mains water, drainage and electricity. Vaillant Air source heat pump which supplies the domestic hot water and underfloor central heating. 8 Kilowatts of flush mounted solar panels. Connected via an Edi power converter to the pressurised hot water system.

An inverter is installed in the garage so that a battery may be installed for energy self-sufficiency and car charging and to provide stored domestic A/C power.

A Vent Axia Sentinel air circulation and heat recovery system is installed which maintains both air quality and humidity. The system takes heat from the exhausted internal air and re-heats incoming outside air.

The house is fitted with Wi-Fi hubs strategically fitted to all floors so that there are no Wi-Fi blank spots.

Installed Starlink sat dish connection provides fast broadband for efficient home office working.

There is an installed glass fibre (to avoid corrosion) television satellite dish for connection to Freesat.

Electric Vehicle charger supply installed to the garage.

VIEWING ARRANGEMENTS

Strictly by appointment only through our Stags Kingsbridge branch.

DIRECTIONS

From Kingsbridge, take the A381 towards Salcombe. Pass through the village of West Alvington and, after a mile, turn right onto the A379 Plymouth road. After a further mile or so, turn left at Pipers Cottage, signed Thurlestone/South Milton. Follow this road into Thurlestone and, on entering the village, turn left into Court Park, signed Kerse. Follow this road down the hill and onto the Mead Estate and continue down over the hill and around to the right. Pass Edwards Close on the left hand side and, after a further few yards, turn left into Leonards Close where the property will be found on the right hand side.

AGENTS NOTE

The property benefits from a Global Warranty for 10 years from 10th July 2023.

Under the Estate Agents Act we disclose that the vendor of this property works for Stags.

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Approximate Gross Internal Floor Area = 305.3 sq m / 3287 sq ft
 Garage Area = 35.7 sq m / 385 sq ft
 Total Area = 341.1 sq m / 3672 sq ft

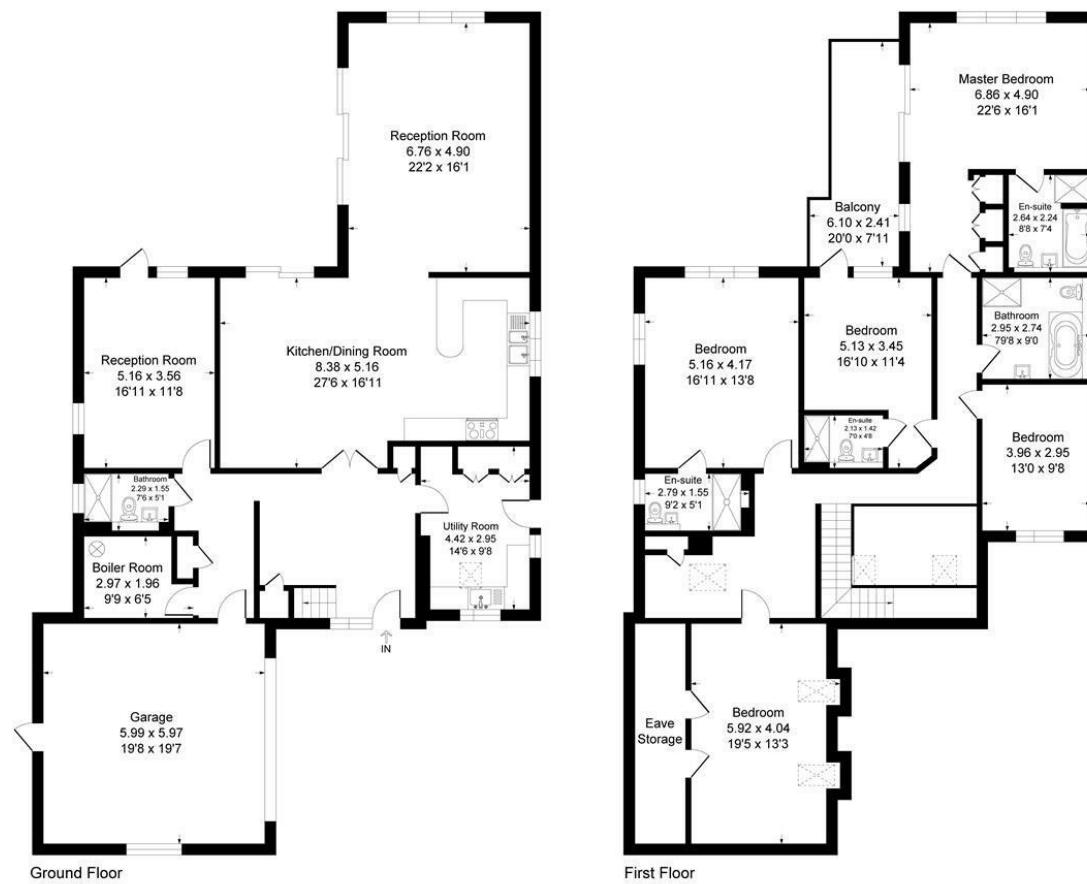


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

