



Sundale



Sundale

Galmpton, Kingsbridge, TQ7 3HA

Kingsbridge 5.5 miles. Totnes Train Station 19 miles. Exeter 45 miles.

An impressive south and west facing detached property, set between Galmpton and Hope Cove, enjoying generous proportions, superb views of the countryside and towards Hope Cove and the sea.

- A Beautiful Detached House
- Three Bedroom
- Double Garage & Driveway
- Wrap Around Gardens Parking
- Superb Countryside Views
- Views of Hope Cove
- Council Tax Band F
- Freehold

Guide Price £850,000

SITUATION

Hope Cove lies within the South Devon Area of Outstanding Natural Beauty. It is a small seaside village that is nestled between Salcombe to the east and Thurlestone to the west, that rests in the sanctuary of Bolt Tail in the arc of the Bay at Bigbury. It really is the place for a perfect coastal retreat where a laid back welcoming atmosphere greets you and the ideal place to enjoy the sandy beaches, fabulous bathing waters, and pretty surroundings. Once a thriving fishing village, Hope Cove is now, in the main, devoted to a relaxed style of tourism, so whether you are dreaming of relaxing on the beach, being out on the water or hiking the South West Coast Path the area really has it all.

DESCRIPTION

Believed to have been constructed in the 1980s, the property occupies a substantial plot and has remained in the same ownership for approximately 25 years. The sale presents an excellent opportunity for a purchaser to adapt and enhance the accommodation to suit their own requirements, making the most of the outstanding views and its enviable position just outside the highly regarded coastal village of Hope Cove.



ACCOMMODATION

From the private parking area, a door from the integral double garage leads up into a spacious entrance hall, creating an immediate sense of light and space. Alternatively, an external flight of steps rises to the main entrance. The hall provides access to a cloakroom, a useful airing cupboard and stairs descending to the lower level. The sitting room is a particularly generous reception space, enjoying superb south and west facing views, with a door opening onto the large balcony to fully appreciate the outlook. There is a fireplace, currently sealed, which provides a focal point to the room. The kitchen is well appointed with a range of fitted units and includes a Neff double oven, integrated fridge freezer, induction hob and extractor, together with space and plumbing for a washing machine.

There are three double bedrooms in total. The main bedroom benefits from two double wardrobes and an en suite bathroom fitted with a Mira electric shower. The remaining bedrooms are served by a family bathroom, with additional storage provided throughout the property. Stairs lead down to the integral double garage, which is fitted with electrically operated roller shutter doors and provides access to further storage and a utility room.

GARDENS AND GROUNDS

The property is surrounded by areas of lawn, with a pathway leading around the entire house. Steps descend to a rear area of level lawn, beyond which a raised gravelled bank provides an ideal seating area from which to enjoy the southern and westerly views. A pedestrian gateway to the eastern side provides access onto the adjoining lane.

SERVICES

Oil-fired central heating, mains water, mains drainage and mains electricity. According to Ofcom, there is reasonable mobile coverage and Superfast broadband available at the property.

LOCAL AUTHORITY

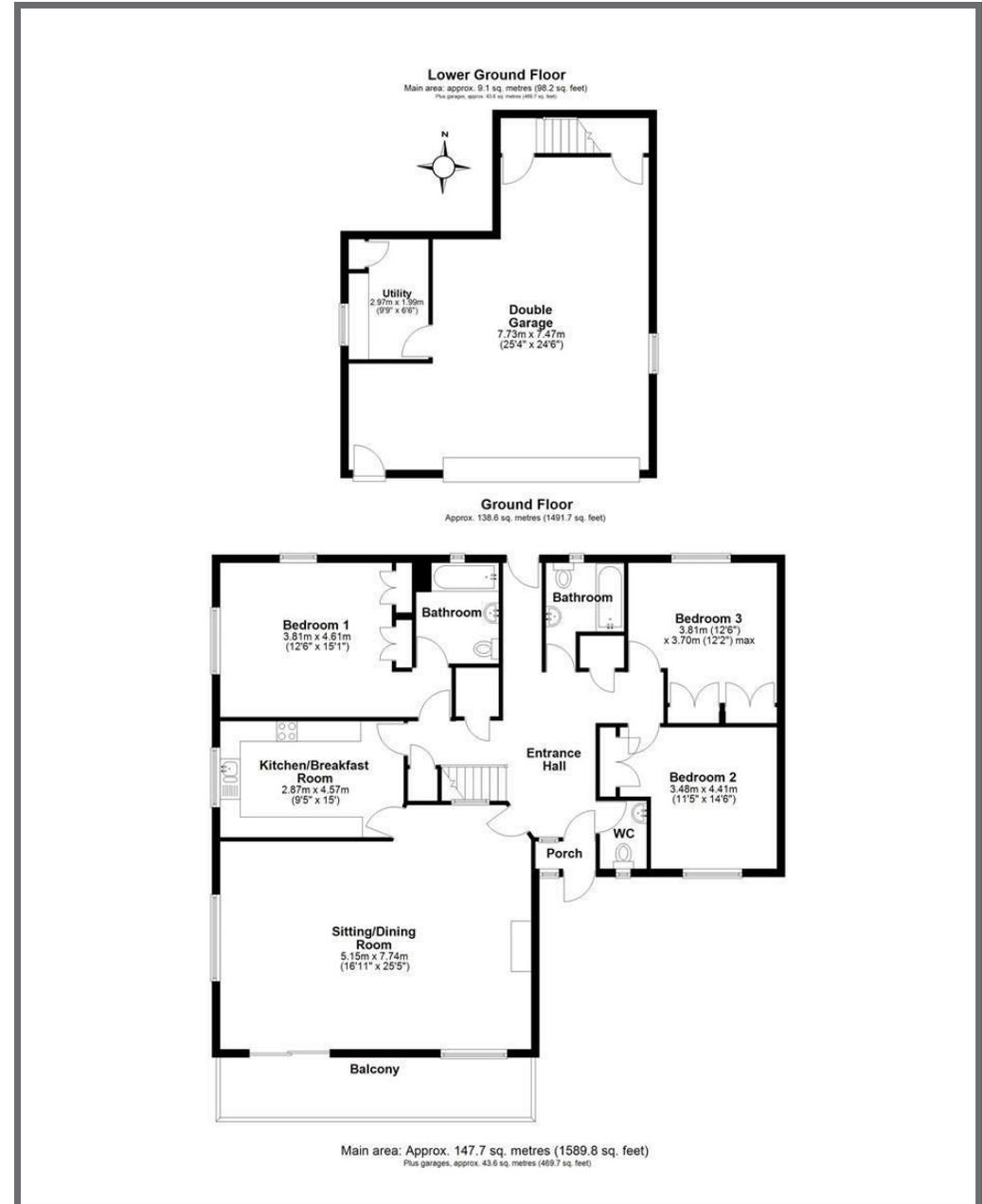
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

From Kingsbridge take the A381 towards Salcombe. You will pass a junction to South Huish on your right and immediately afterwards to Galmpton/Hope Cove, follow this road to Hope Cove, where Sundale will be found on the right hand side, shortly after passing the Church.



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