



**STAGS**

Clandon House

# Clandon House

Beeson, Kingsbridge, TQ7 2HW

Beesands 0.5 miles Kingsbridge 8 miles Dartmouth 9 miles

- Wonderful views to the sea
- Sitting/Dining room
- Kitchen/Breakfast room
- Conservatory
- Cloakroom
- Study (Bedroom 5)
- 4 Bedrooms (1 en-suite)
- Bathroom

**Offers in excess of £499,950**

## SITUATION AND DESCRIPTION

Beeson is a pretty village in the heart of rolling South Hams countryside. It is only half a mile from the fishing village of Beesands, well known for The Cricket Inn and shingle beach. The larger village of Stokenham is just a couple of miles away and has two public houses, an Ofsted highly rated primary school and village hall in which regular events and activities are held. Torcross, famous for its vast expanse of beach and also the famous Slapton Ley National Nature Reserve is close by as is the Stokeley Farm shop whilst a wider range of shopping and recreational facilities can be found in both Kingsbridge and Dartmouth.

The property, which is finished with rendered and colour washed external elevations beneath a predominantly tiled roof, is fully double glazed with uPVC sealed units and has uPVC facias, guttering and down water pipes for ease-of-maintenance. It affords well-presented, family sized accommodation which is extremely light and airy throughout.

From the rear, wonderful views are enjoyed over surrounding countryside to the sea which is just half a mile away.

The accommodation comprises:-

Obscure-glazed entrance door with side screen to:-

## ENTRANCE HALL

Oak flooring. Carpeted staircase to first floor with storage cupboard under. Doors to Study/Bedroom 5, Sitting Room, Kitchen and CLOAKROOM with two-piece suite.

## SITTING/DINING ROOM

A light and airy, triple aspect room of character with bay window to front and views (through the conservatory) to the sea at the rear. Gas-fired (LPG) living flame fire. Hatch to kitchen and feature archway through to the CONSERVATORY with delightful views over the village and surrounding countryside to the sea.

## KITCHEN/BREAKFAST ROOM

A fine U-shaped room with picture windows to rear and similar, superb views over open countryside to the sea. Extensively-fitted with an excellent range of units including double bowl, single drainer sink unit with mixer tap fitting and adjoining rounded-edge, wood-



An attractive detached family-sized home of character with wonderful views from the rear to the sea at Start Bay.





effect work surfaces with tiled splashbacks and painted storage cupboards and drawers under. Eye-level storage cupboards. Built-in Stoves Newhome eye level double oven and matching Stoves Newhome four burner ceramic hob with extractor hood over. Space for fridge/freezer. Built-in Dishwasher. Vent for drier and plumbing for automatic washing machine. Further extensive range of matching work surfaces and storage cupboards in the breakfast area. Matching oak flooring. Doors to outside and integral garage.

### STUDY/OCCASIONAL BEDROOM 5

Bay window to front. High speed broadband cables recently inserted outside the property.

### FIRST FLOOR

#### LANDING

Airing cupboard with slatted shelving and radiator. Access to roof space.

#### BEDROOMS/BATHROOMS

Having been formerly run as a Bed and Breakfast, three bedrooms have hand wash basins, with the Master Bedroom having its own fully-tiled, en-suite shower room. The family Bathroom is also fully tiled and has a four-piece suite in white.

#### OUTSIDE

The property is approached via a timber, five-bar gate which allows access to an extensive, gravelled entrance drive, with raised and particularly well-stocked beds and borders alongside.

The driveway affords ample room to park a boat or a caravan, etc. As well as access to the:

**GARAGE:** Roller door fitting. Power, light and water connected. Heatrae Sadia Megafluo system. Butler sink. Doors to kitchen/breakfast room and rear garden.

#### TIMBER AND FELTED GARDEN SHED.

To the side of the property (south-west) is a pleasant, lawned garden area. **STORAGE CUPBOARD** housing LPG bottles.

Immediately to the rear of the property is an extensive decked area, ideal for BBQs and al fresco dining.

Beyond this is are flower beds which are well-stocked with a variety of flowers, plants and shrubs including roses, camellia, rhododendron, azalea and numerous bulbs. Wonderful views are enjoyed from the rear garden over the village and to the sea at Start Bay.

#### SERVICES

Mains electricity, water and drainage are connected. Water meter. Oil-fired central heating with radiators throughout. Roof-mounted Solar PV panels provide an income circa £1,650 pa. Feed in tariff currently 49p per unit produced.

#### COUNCIL TAX

The property is in Council Tax Band E.

#### LOCAL AUTHORITY

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

#### TENURE

Freehold.

#### VIEWING

At the request of the vendors, strictly by appointment please through the sole agents Stags Kingsbridge office (01548) 853131

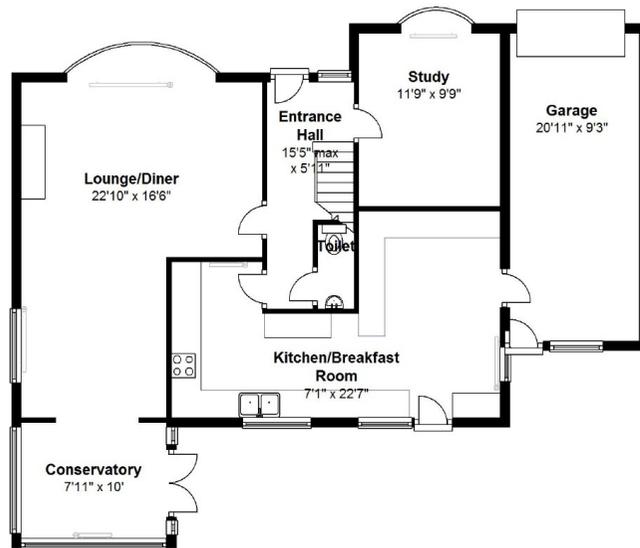
#### DIRECTIONS

From Kingsbridge take the A379 towards Dartmouth. After approximately five miles, turn right at Carehouse Cross signed Beesands/ Prawle. After a further mile or so, turn left at Beeson Pool (signed Beeson/Beesands) and follow this road into the village. Passing Chestnut Park on the left hand side and Clandon House will be found just a few yards further along, also on the left hand side.



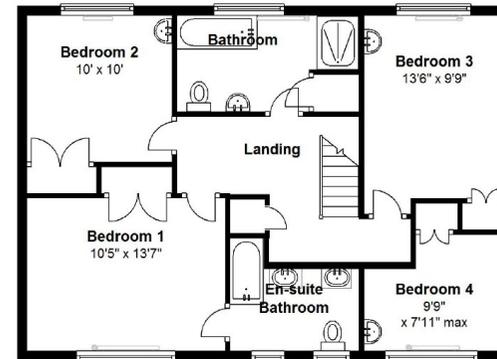
**Ground Floor**

Approx. 1085.6 sq. feet



**First Floor**

Approx. 747.3 sq. feet



Total area: approx. 1832.9 sq. feet

These particulars are a guide only and should not be relied upon for any purpose.



Stags  
 1 The Promenade, Kingsbridge, Devon, TQ7 1JD  
 Tel: 01548 853131  
 kingsbridge@stags.co.uk

