



STAGS

Washbrook Barn,
Kingsbridge

Washbrook Barn,

Washbrook Lane, Kingsbridge, TQ7 1NN

Salcombe 6 miles Totnes 12 miles (London Paddington 3 hours)

- Superb edge of town location
- 21' Sitting Room
- 21' Kitchen/ Breakfast Room
- Dining Room
- 5 Bedrooms (4 en-suite)
- 19' Garage
- Beautiful gardens

Guide price £785,000

SITUATION AND DESCRIPTION

Situated in Washbrook Valley, this unique property offers a peaceful rural environment with all of the conveniences of the nearby waterside town of Kingsbridge with its comprehensive range of independent shops including traditional butchers, greengrocers, Salcombe fishmongers, health food shops, electrical goods and hardware, a town cinema, an independent bookshop and leisure centre with swimming pool. Kingsbridge Community College, rated Outstanding by Ofsted, is placed within the top 100 secondary schools in the United Kingdom. It also offers a range of high street banks, chemists, dentists, two supermarkets, a town library, a health centre and the South Hams cottage hospital.

A pair of timber gates at the front give access to a gravelled parking area. From here, steps lead up to a full-length stone-paved terrace which offers a superb area for outside seating and al fresco dining.

GROUND FLOOR

ENTRANCE HALL - Enter via an arched, glazed door to a spacious and light hall with underfloor heating. Double doors lead to a lovely **DINING ROOM** with exposed beams, underfloor heating and large double French doors opening onto the patio terrace and further French doors with Juliet balcony overlooking the valley. Storage cupboard. Three steps lead to the stunning 21' **LIVING ROOM** with a vaulted and scissor beamed roof, underfloor heating and multi fuel stove on a stone hearth, fitted bookshelves and dual aspect windows with views across the countryside. The **KITCHEN / BREAKFAST ROOM** offers a full length picture window with window seating and French doors opening onto the terrace and garden. Fitted with beech worktops, a new 3-oven Dual Control electric Aga, a Bosch single oven and gas hob, Siemens dishwasher and Bosch Larder Refrigerator and Freezer.

The **UTILITY ROOM** has a range of floor based cupboards and extensive wall shelving with stainless steel sink and space and plumbing for a washing machine and tumble dryer. A door leads to a **CLOAKROOM** with WC and vanity hand



A spacious five bedroom home of exceptional quality in a tranquil valley within walking distance of Kingsbridge.





wash basin.

LOWER GROUND FLOOR

A spacious HALL provides two built-in storage cupboards and under stairs storage with an arched glazed door leading to the rear of the property. The MASTER BEDROOM is a bright, dual aspect room with a range of built-in wardrobes and bookshelves with an EN-SUITE BATHROOM fitted with thermostatically-controlled walk-in shower, bathtub, pedestal hand wash basin, WC and heated towel rail. BEDROOM 2 is a double bedroom with arched French window, fitted wardrobe and an EN-SUITE BATHROOM with thermostatically controlled shower, bathtub, pedestal wash basin, WC and heated towel rail. BEDROOM 3 is a double bedroom with arched French doors, built-in wardrobe and spacious airing cupboard housing the Grant oil-fired boiler and the Heatrae Sadia Megaflow tank. EN-SUITE BATHROOM with thermostatically controlled shower, pedestal wash basin, WC and heated towel rail.

UPPER FLOOR

BEDROOM 4 is a bright double bedroom with ample head room, fitted wardrobes, arched window and 3 further Velux windows. A landing with radiator leads to BEDROOM 5, a double bedroom with dual aspect windows. EN-SUITE BATHROOM with thermostatically controlled shower, bathtub, pedestal wash basin, WC and heated towel rail.

OUTSIDE

The GARDEN is beautifully landscaped with lawns bounded by low stone walls, well stocked shrub and flower borders and two further sun terraces for outdoor dining. At the far end of the garden, separated by timber trellising with established climbers and arched walkway, is a courtyard with timber built garden store and extra workshop. Oil tank. Wood store. Courtesy lighting. The GARAGE is located at the rear of the property and has double opening timber doors, electric power and light. Water tank and filtration system for the property at the rear.

SERVICES

Mains electricity connected. Private filtered water. Private drainage to private septic tank. Oil-fired central heating. Superfibre broadband.

COUNCIL TAX

Currently Council Tax Band F.

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, by appointment please with the sole agents Stags (Kingsbridge office). Tel 01548 853131.

DIRECTIONS

From the centre of Kingsbridge, head up Fore Street and bear right into Duncombe Street. Continue down this road, continuing straight on into Waterloo Road. Bear left towards Totnes and take the next turning on the right into Belle Cross Road. Pass the school on your right and then take a right turn into Washbrook Lane. Follow the road around the hill and take the first turn left. Washbrook Barn will be found on your right hand side.

Approximate Gross Internal Area = 262.2 sq m / 2823 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate,
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These particulars are a guide only and should not be relied upon for any purpose.



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