

Spread Eagles,
Churchstow

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Merrifield, Churchstow, Kingsbridge, TQ7 4PE

Kingsbridge 3 miles Modbury 5 miles Salcombe 7 miles

- Balcony with far reaching views
- Kitchen/breakfast room
- 4 bedrooms, all en-suite
- Bedroom 5/study
- Around 1.72 acres
- Stone/cob barn
- A further 14 or so acres, stables/barn available by separate negotiation

Guide price £925,000

SITUATION & DESCRIPTION

Spread Eagles is located approximately one mile equi-distant from the villages of Churchstow and Aveton Gifford and just three miles or so from Kingsbridge, which offers an excellent range of shops, local services and facilities which include a Sports Centre, primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst the port and naval town of Dartmouth is within easy reach.

We understand that the property was built in 1990 and was designed on a reverse-level basis to take full advantage of the stunning open views over the Avon Valley with Dartmoor in the distance. It affords most spacious and adaptable accommodation - in fact, the current owners run a successful Bed and Breakfast business at the property. There are four large double bedrooms (all en-suite) and the study could also be used as a further bedroom, if required.

At lower ground floor level is an extensive cellar with full height ceiling and level concrete floor which, it is thought, could easily be incorporated into the principal living accommodation if required.

Externally, beyond the attractive formal gardens, is a field of around 1.72 acres and a stone/cob barn which once had consent for conversion, although this has now lapsed.

Please refer to the attached floor plan and the accommodation comprises:-

The entrance porch with cloakroom leads through to the entrance hall.

Doors lead from here into the spacious sitting room, from where access is gained to the balcony with its far-reaching views over the gardens, grounds and rolling countryside beyond.

The kitchen/breakfast room is well-equipped with a modern range of units with built-in appliances, granite-effect work surfaces and a Classic



A substantial 4 bedroom detached house with adaptable accommodation and stunning open views towards Dartmoor.





Rangemaster with electric ovens and hob. A door leads from the kitchen into a delightful dining area. Also on this floor is the spacious master bedroom with luxurious en-suite bathroom and a second bedroom (en-suite) both enjoying wonderful views.

From the reception hall, stairs lead down to the ground floor where there are two further bedrooms - both en-suite, a study (which could make a fifth bedroom), a laundry room and a utility room. A connecting door to the double garage and workshop which is accessed also via an electronically operated roller door.

A hatch in the garage floor gives access to an extensive cellar that runs beneath the majority of the house, with concrete flooring and good headroom.

OUTSIDE

The property is approached over a lane which provides access to the garage and then on to a parking area at the rear. Alongside this is a well-screened SWIMMING POOL, set into a decked terrace.

From the parking area, a gravelled path leads to a delightful paved terrace and covered BBQ area from where wonderful views are enjoyed. A further path leads to an area of lawn with flower and shrub borders to the front garden, including ceanothus, hydrangeas, cotoneaster, viburnum and an impressive pampas grass. In the centre of the lawn is a water feature and there is also a fruit and vegetable garden with a greenhouse. Alongside the driveway is a stone/cob barn (measuring approximately 21' x 25') but some old stone walling suggests a larger original footprint. This had planning permission for conversion into ancillary accommodation, which we understand expired in October 2010, but there is much scope to convert the barn into an annexe/holiday let/studio/home office. The field is located alongside the garden and extends to around 1.72 acres.

AGENTS NOTE

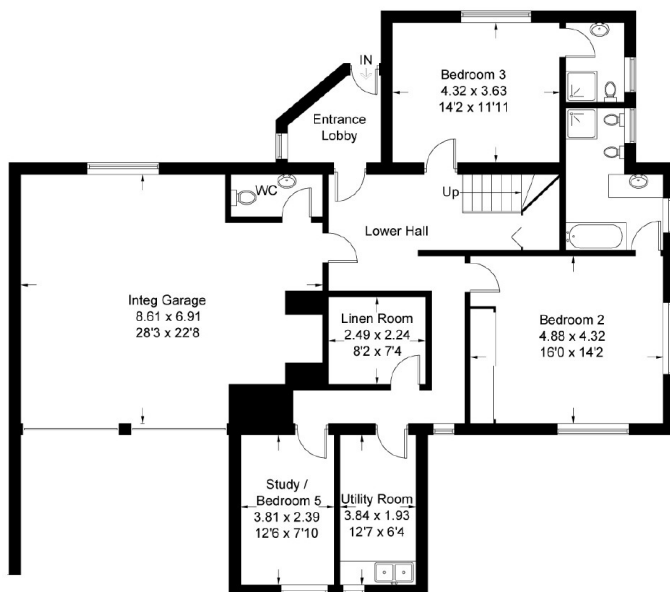
Also available by negotiation, if required is:

- a) a further stone building, which also has obvious scope for development (subj to pp) currently used as a stable/feed store/hay store and has an attached covered horse-lorry port. Water and electricity are connected to this building.
- b) three stables with rubber matting and automatic water feeders and to the front is a covered hard standing area. Attached to the stables is a tack/feed room - which has a range of work surfaces and cupboards - and another stable, which also has rubber matting whilst a further gravelled area provides an extensive parking and storage area.
- c) three fields (one of which has a flat jumping area) to the front and rear of the house and, in total, the property extends to just under 6 acres and
- d) a further 11 acres or so on the lower side of the entrance drive.

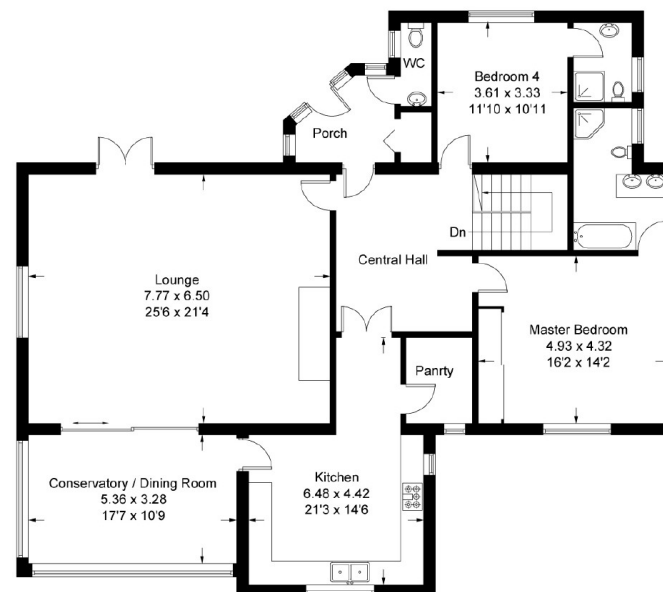
DIRECTIONS

From Kingsbridge, take the A379 towards Plymouth. Pass through the village of Churchstow and at Bantham roundabout, turn right towards Aveton Gifford and Plymouth. Spread Eagles will be found approximately half a mile along this road, being the first on the right hand side.

Approximate Gross Internal Area = 237.5 sq m / 3525 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2016 (ID240007)

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



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