

# LUKES FARM, ADDLEHOLE KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# LUKES FARM

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Lukes Farm is a period former farmhouse, in a semi rural location, set in approx. 3.5 acres with garaging, parking, gardens and stream frontage. In need of some modernisation.

The interior of the property offers approximately 1878 sq.ft of accommodation comprising entrance porch, hall with stairs to the first floor and storage beneath, cloakroom, dual aspect sitting room with stone fireplace, dining room with glazed doors opening to the patio, dual aspect kitchen with plenty of floor and wall units and integrated appliances. Completing the ground floor is a utility room with sliding doors through to the garage. Upstairs are four double bedrooms, all have built-in storage, a family bathroom and en-suite shower room.

The property is accessed off the lane through stone pillars onto the driveway, which has parking for 6+ vehicles. There is a double garage which has roller shutter doors, a storage area and measures approx 461 sq.ft in total.

To the front is a stone patio which runs the length of the property with stream frontage off which is access into a garden room/conservatory (not accessible from the house). There is a large sloping lawn, raised flower borders, ornamental trees, shrubs, plants and lilies growing in the stream.

The away ground is accessed through a 5-bar gate, it's in the form of two paddocks and built in to the bank is a 30ft x 15ft stone barn which needs attention.

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.





# PROPERTY DETAILS

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## Property Address

Lukes Farm, Addlehole, Kingsbridge, TQ7 2DX

**Services** - Mains electricity and water. Private drainage. Oil fired boiler.

## EPC Rating

Band tbc. Current: 0, Potential: 0

**Council Tax** - Band G

**Tenure** - Freehold

## Authority

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

## Key Features

- A substantial, detached former farmhouse
- In need of some modernisation
- Set in approx. 3.5 acres
- Stream frontage, gardens and sloping pastures
- Double garage and parking for 6+ vehicles
- Stone barn (needs attention)

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From our Kingsbridge office at the top of Fore Street, turn right into Duncombe Street, follow this road down then up the hill and bear left as it joins Church Street. Proceed up the hill then turn right into Belle Cross Road (just before the pedestrian bridge), follow this road for about a third of a mile then turn left signed Goveton. Follow this lane a short distance where you'll see the entrance into the driveway on your left-hand side.

## Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

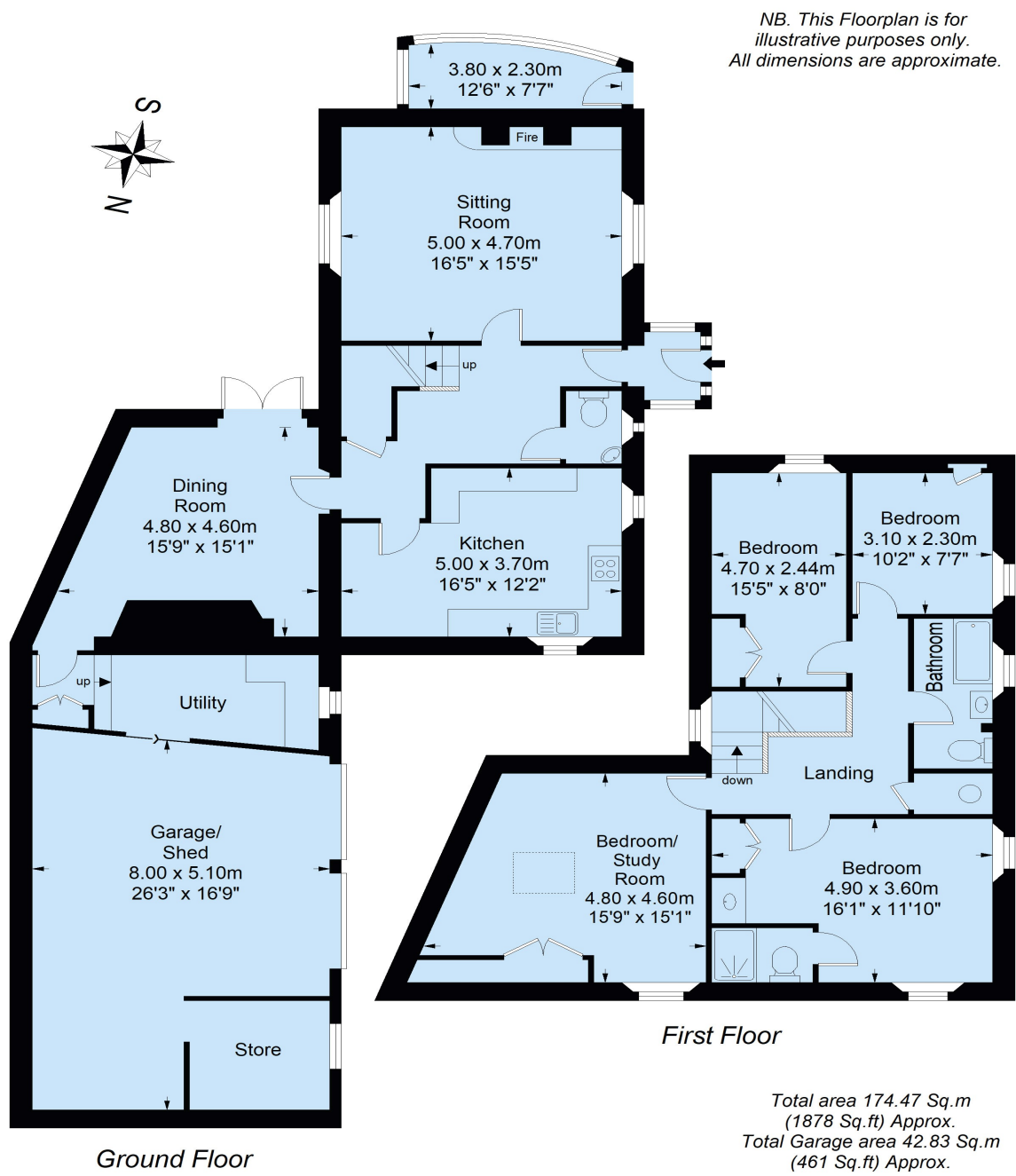
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.





# FLOOR PLAN



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.