

7 MEAD LANE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

7 MEAD LANE

Description

This is a wonderful spacious detached property, set in a lovely position on the private Mead Estate in Thurlestone. Light floods into the property through large glass windows allowing you to fully appreciate the wonderful views of the south facing garden on the ground floor and magnificent views to the coast and open countryside from the first floor.

Internally the property offers a large entrance hall with under stair store cupboard, cloakroom, a well-equipped kitchen with plenty of fitted and integrated appliances. Off the kitchen is a handy utility room with door out to the side of the property. The dining room is dual aspect, it flows into the sitting room and has an access door out to the covered verandah. The spacious sitting room is charming, it has a feature stone fireplace and picture windows allowing in plenty of natural light, giving super views of the garden.

Stairs from the hallway take you up to a light and spacious first floor landing which has two built-in store cupboards. There is a family bathroom, a separate shower room, one single bedroom/study and three double bedrooms, all of which open onto the balcony which is large enough for a table and chairs and from where you have the most fantastic uninterrupted views to the coast and surrounding countryside.

To the front is a good size manicured lawned garden, with established plants and shrubs, a double garage with door at the rear giving access into the garden and driveway parking.

To the rear is a covered verandah which is a lovely place to sit and relax, from here are a couple of steps down to a larger patio, making this whole area ideal for entertaining and al fresco dining.

The rest of the garden is mainly laid to lawn with borders full of mature plants, shrubs and bushes and a second patio area.

Situation

Thurlestone is an attractive village situated close to the spectacular Devon Coast in an Area of Outstanding Natural Beauty, the South West Coast Path is the only hike in the UK to have made it into the highly respected Lonely Planet Adventures Guide Book. A short stroll takes you across to Thurlestone Sands with the landmark Thurlestone Rock, the popular 'Beach House' café and Thurlestone Marsh, one of three small wetlands south of the village. Thurlestone has a vibrant community with popular primary school, a busy village hall, shop and post office, church, and the 16th century Village Inn. There is even a converted BT Red Phone Box providing 'The Thurlestone Book Exchange'. The Thurlestone Hotel has a superb health club with spa, indoor and outdoor swimming pools and there is a fine 18-hole links golf course. The nearby market town of Kingsbridge provides a good range of shops, a health centre, leisure centre with indoor swimming pool, library, schools, and churches.



PROPERTY DETAILS

Property Address - 7 Mead Lane, Thurlestone, Kingsbridge, Devon TQ7 3PB

Mileages - Kingsbridge 5 miles; Salcombe 7 miles; Dartmouth 18 miles; A38 Devon Expressway 13 miles; Totnes 16 miles, with rail link to London Paddington (distances are approximate)

Services - Mains electricity, water and drainage. Oil fired central heating. There is a maintenance charge of approx. £155.00 per annum paid to the Mead Management Company for upkeep of the roads etc and £43.00 per annum to the Managing Agent.

EPC Rating - tba. 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

- Bright and spacious detached property
- Approximately 1828 sq.ft of accommodation
- Stunning views to the coast and countryside
- Well-established, large, front and rear gardens
- Double garage and driveway parking
- Sought after location in a popular village

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

what3words - brightens.cyclones.bottled

From Kingsbridge take the Salcombe Road out of town passing through the village of West Alvington. Turn right at the signpost for Plymouth and Thurlestone, continue to follow the signs for Thurlestone. When you reach the village, take the 1st left turn into Court Park, follow this road round and down the hill to the end of the lane. Go over the cattle grid cattle grid then take the first right into Mead Lane where N0.7 will be found on your left-hand side.

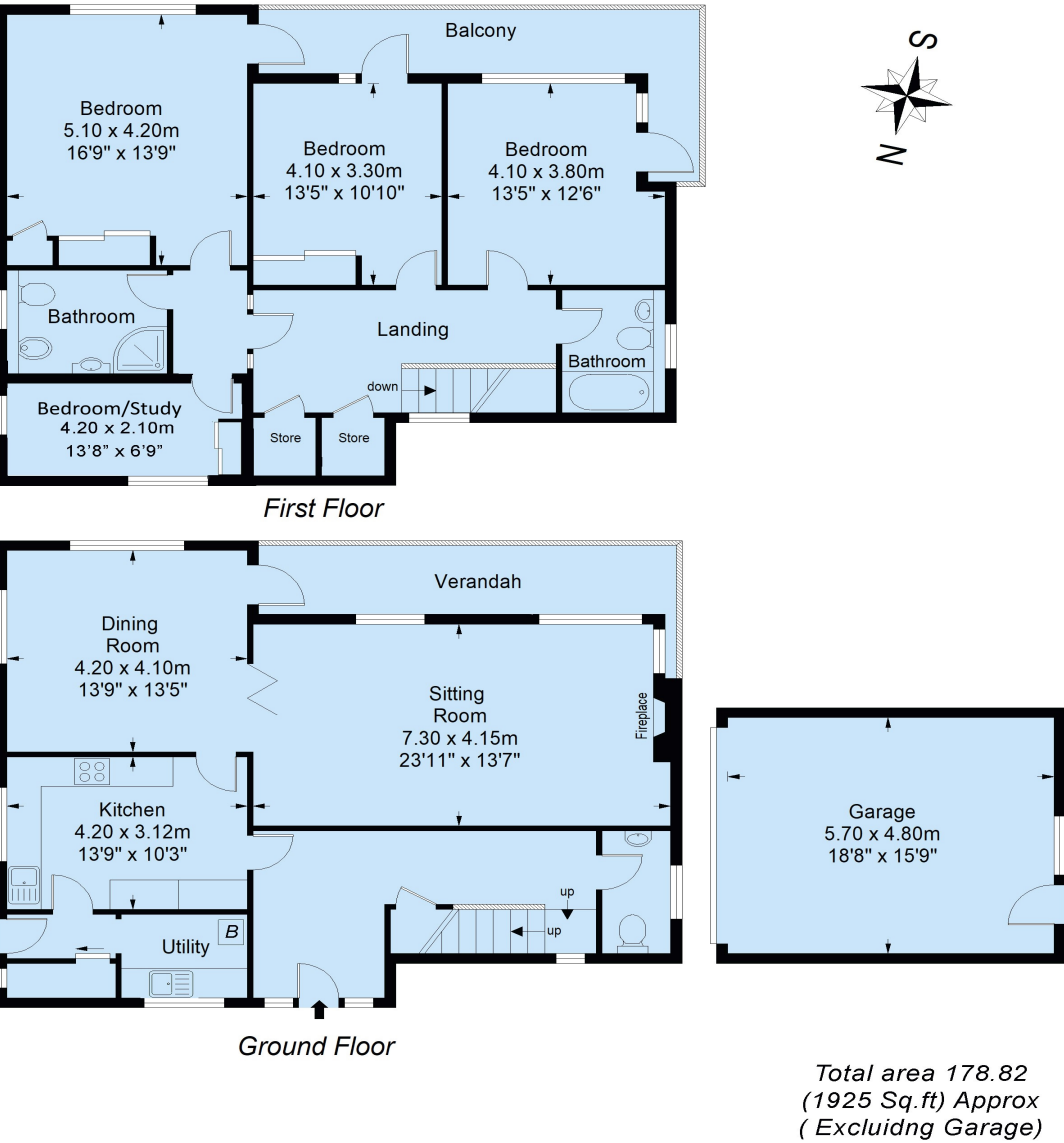
Viewing

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



FLOOR PLAN

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



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