



**STAGS**

Belvedere, Kiln Lane, Stokenham,  
Kingsbridge, Devon, TQ7 2SF

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A detached house with self-contained annexe and wonderful, southerly views over open countryside.

Kingsbridge 6 miles Dartmouth 7 miles

- One bedroomed annexe with private entrance
- Superb southerly views
- Beautifully presented
- Four bedrooms
- Large, secluded plot
- Favoured village location

Guide price £650,000

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## SITUATION & DESCRIPTION

The property is situated in Kiln Lane, a favoured part of Stokenham which itself is an historic and quite delightful village with its Ofsted "Outstanding" rated primary school and two village pubs. It is half a mile or so from Chillington which also has a thriving local community and more facilities than many similar villages in the area which include an excellent village Inn, post office/general stores, and centrally located health centre. Torcross, famous for its beach and the Slapton Ley Nature Reserve is just over a mile away whilst the market town of Kingsbridge lies some 6 miles or so to the West. The historic naval town of Dartmouth is just a little further in the opposite direction.

We understand that the property was built in the 1960's. In more recent years, it has been extended and completely refurbished and it now affords spacious, contemporary-styled accommodation which is light and airy throughout. In addition, it also has a beautifully appointed annexe which would be ideal for use by dependant relatives, teenagers requiring privacy or, as is the case with the vendors, lucrative letting via AirBnB.

A further feature of the property is its position; from its elevated position in Kiln Lane, it enjoys a delightful south-westerly aspect over this highly sought-after village to

rolling countryside beyond.

Belvedere is available with no onward chain and the accommodation comprises:

## GROUND FLOOR

**SPACIOUS ENTRANCE HALL** with composite entrance door and glazed side screens off. Tiled floor. Storage cupboard. Doors to living room and:-

**KITCHEN/DINING ROOM:** A superb triple aspect room superbly fitted with a comprehensive range of modern units and including a ceramic 1.5 bowl sink unit with extensive adjoining work surfaces having cupboards and drawers under. Central island unit with matching work top and integrated, four burner induction hob. In-built appliances include a Bosch washing machine and dishwasher and AEG oven. Bi-fold doors lead to the **BALCONY** which has a glass/steel balustrade. Superb views over the village and surrounding countryside.

**4th BEDROOM/ STUDY:** With matching flooring.

**SITTING ROOM:** similar views over the village and surrounding countryside and sliding door to balcony. Raised Contura wood burner with slate hearth. Attractive parquet flooring. Cupboard housing Gledhill water cylinder and controls for Zone heating system. Doors to



inner hall and:-

**MASTER BEDROOM:** A superb, dual aspect double room with similar views and two built-in wardrobes. Sliding glazed doors to the terrace. **EN-SUITE SHOWER ROOM** fitted with a contemporary-style suite in white including double width walk-in shower cubicle with rainfall shower head, large wash basin and WC. Tiled floor.

**INNER HALL:** Shelved storage cupboard. Access to roof space. Doors to the **TWO FAMILY BEDROOMS**. Both of these are good sized doubles and one having a built-in wardrobe.

**FAMILY BATHROOM:** With a white, three piece suite including a raindrop shower fitting over the bath, and a tiled floor.

### **LOWER GROUND FLOOR**

Self-contained apartment comprising conservatory with Active glass roof, open plan living/kitchen room with an excellent range of kitchen units. Laminate wood flooring. Sliding doors leading out onto a patio with covered seating area.

Good sized double **BEDROOM** with built-in wardrobes and superb **SHOWER ROOM**.

### **OUTSIDE**

The property occupies a larger than average corner plot which extends to approximately one fifth of an acre. The gardens to the front and rear and mainly lawned for ease of maintenance but also have flower beds and borders with numerous mature plants and shrubs. Mature trees afford the plot a good deal of privacy.

To the side, and accessed off Grenville Close, is a double driveway which leads to the **TWO GARAGES** with up and over type doors. On the higher side of the garage is a gravelled area for sitting out and on the lower side, a gravel path leads to the rear of the house where there is a part-covered, paved terrace and also on to the annexe apartment.

### **SERVICES:**

Mains electricity, water and drainage connected. Heating via recently installed Air Source heat pump, for which a grant of nearly £1,000 per annum is received\*

### **DIRECTIONS:**

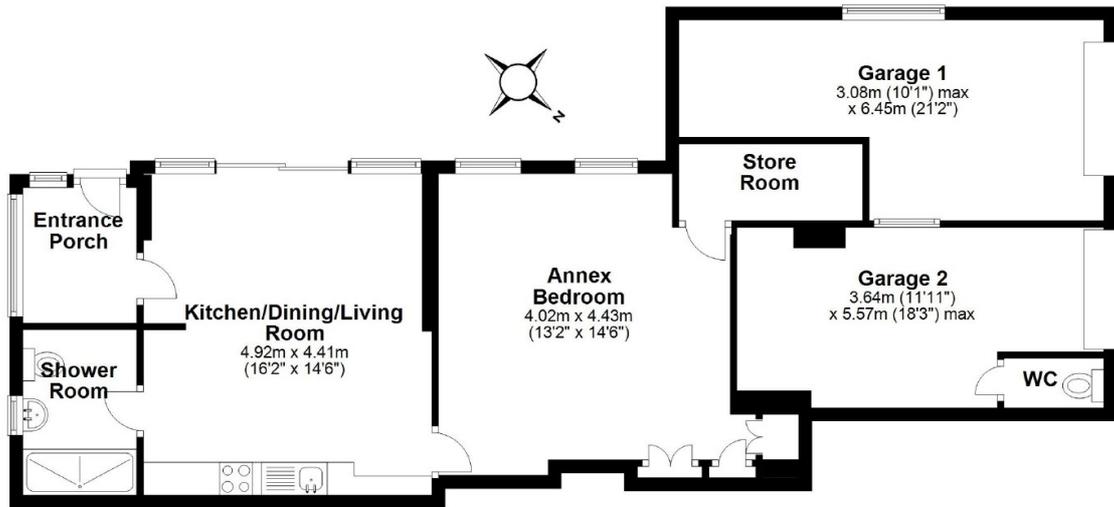
From Kingsbridge, take the A379 through the villages of West and East Charleton, Frogmore, Chillington and continue to Stokenham. At the crossway in Stokenham, turn left and pass the school on the left hand side. Bear right into Kiln Lane and follow this road to nearly the very end where Belvedere will be found on the right hand side,



## Belvedere, Kiln Lane, Stokenham

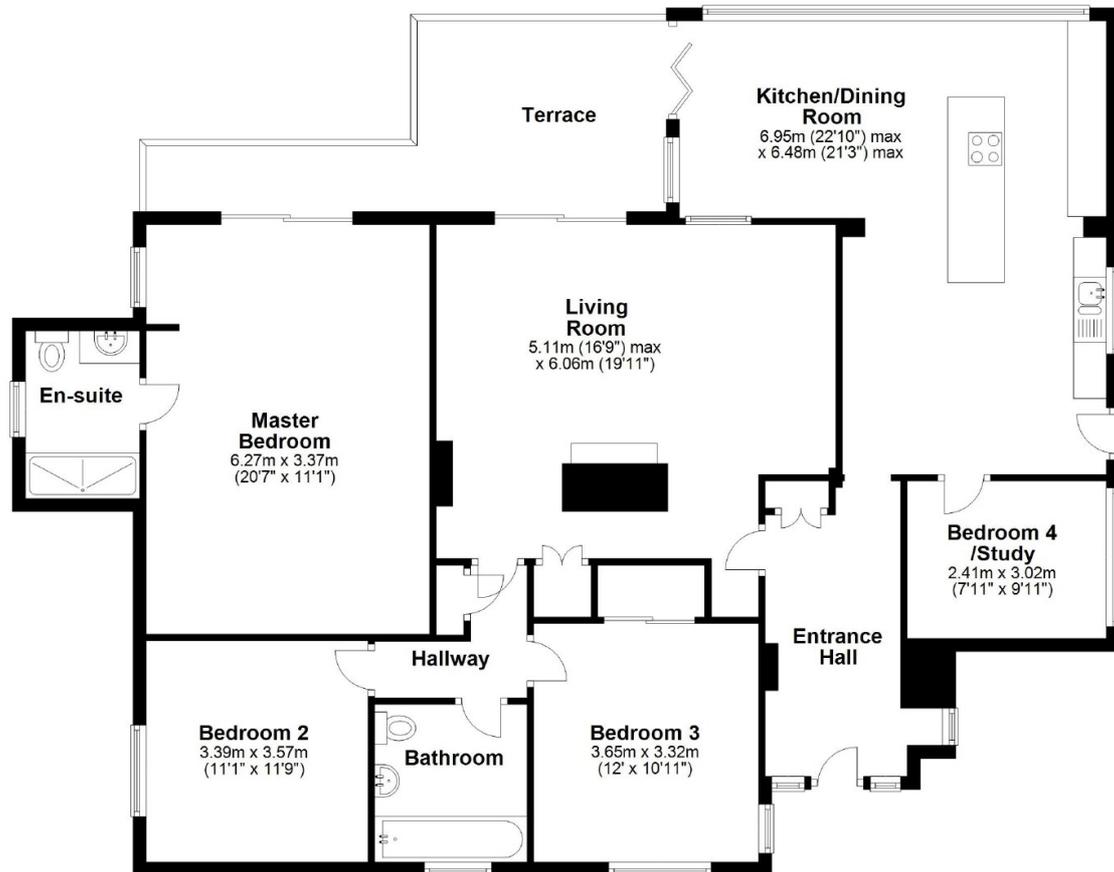
### Ground Floor

Approx. 56.5 sq. metres (607.6 sq. feet)



### First Floor

Approx. 152.7 sq. metres (1643.3 sq. feet)



Total area: approx. 209.1 sq. metres (2250.9 sq. feet)



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Energy A2	Energy B	CO <sub>2</sub> B	CO <sub>2</sub> C
Energy B	Energy C	CO <sub>2</sub> C	CO <sub>2</sub> D
Energy C	Energy D	CO <sub>2</sub> D	CO <sub>2</sub> E
Energy D	Energy E	CO <sub>2</sub> E	CO <sub>2</sub> F
Energy E	Energy F	CO <sub>2</sub> F	CO <sub>2</sub> G
Energy F	Energy G	CO <sub>2</sub> G	CO <sub>2</sub> G
Energy G	Energy G	CO <sub>2</sub> G	CO <sub>2</sub> G

England & Wales