



**STAGS**

Woodpeckers, Holmleigh Road, Torcross,  
Kingsbridge, Devon, TQ7 2TJ

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An individual detached property with superb sea views  
and highly adaptable accommodation.

Kingsbridge 7 miles Dartmouth 8 miles

- Huge potential • Triple aspect living room with balcony • Master bedroom with En-Suite • Generous gardens • Integral double garage • Ample parking • Additional garage and carport by negotiation •

Guide price £545,000

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## SITUATION AND DESCRIPTION

Torcross is a pretty village nestling between the beach and the fresh water Ley and nature reserve at the western end of Slapton Sands. It is situated on the Devon South Coast Path in an Area of Outstanding Natural Beauty with much of the surrounding coastline being owned by the National Trust. It has a well-known pub/restaurant and is almost equi-distant Kingsbridge and Dartmouth, each of which have their own extensive and varied range of services and amenities.

Woodpeckers is an individual detached property in an elevated location in Torcross village, being in a quiet and sheltered location on a good sized plot with wonderful views over the Ley and sea from the balcony.

The property also offers considerable potential to both improve and extend, with annexe potential on the ground floor, with the main living accommodation currently on the first floor to make the most of the superb sea and Ley views. Of particular note are the two generous triple aspect living rooms, both with a feature woodburning stove, and balcony with glorious views from the first floor room. Also of interest is a separate detached double garage with car port and parking. This is located to the front/side of the plot and offers much potential (subject to the necessary planning consents) and is available by separate negotiation, if required.

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

## GROUND FLOOR

Entrance door with matching glazed panels. ENTRANCE PORCH with space for coats, boots, etc and multi-paned glazed door leads into the INNER HALLWAY with stairs leading to the first floor. Airing cupboard. CLOAKROOM. WC. Door to garage and BEDROOM 2, a generous double room with sink and window to rear with views over fields. Beyond this is the OUTER LOBBY with glazed door to the rear and useful butler sink with shelving above.

From the inner hallway there is a triple aspect ground floor SITTING ROOM with French doors leading out onto a southerly terrace which is both sheltered and private and with views to the front are over the gardens to the Sea. This room has the benefit of a Morso wood burning stove, and hatchway through to a useful utility room with a range of units, worksurfaces and sink. This room would offer potential as a second kitchen if an annexe were desired.

Beyond this is a fully tiled wet room style shower room with heated towel rail and obscure glazed window to rear. WC and pedestal hand wash basin, and to BEDROOM 3, a double room with picture window overlooking the front aspect with sea views, and range of built-in bedroom furniture.



## FIRST FLOOR

LANDING with loft hatch access. Airing cupboard. MASTER BEDROOM, a delightful, generously-proportioned dual aspect double room with picture window enjoying wonderful views of The Ley and sea beyond. EN-SUITE BATHROOM with three piece coloured suite.

FIRST FLOOR SITTING ROOM which is a wonderful, light triple aspect room with feature stone fireplace housing a cream Franco Belge wood burning stove on a slate hearth. Patio doors open onto a sheltered and decked balcony enjoying panoramic views over Slapton Ley, the sea and coastline towards Dartmouth. Door to KITCHEN which has been updated in the last few years to include a range of modern units with ample worksurfaces and inset sink. Space for dishwasher and refrigerator. Integral Neff single oven with matching Neff four burner induction hob and extractor hood over. Picture window to front aspect, again making the most of the wonderful coastal views.

## OUTSIDE

An entrance drive leads through double timber gates into a generous macadamed "L-shaped" driveway with ample parking for several vehicles, and to the integral DOUBLE GARAGE with electronic roller door. Power and light fitted and UTILITY AREA housing the washing machine, tumble drier and space for spare fridge, freezer, etc.

The FRONT GARDEN is predominantly lawned with hedged and fenced boundaries. Generous PAVED PATIO wraps around the east and south of the property with a low retaining wall surround and further lawned areas beyond, making this a secluded, sunny and private place to sit and enjoy the sun, or to entertain. To the rear of the property is a further paved area.

## AGENTS NOTE

Also available by separate negotiation is a further macadamed entrance at the front of the property which is accessed independently via Holmleigh Road and leads to a generous DETACHED GARAGE/WORKSHOP AND CAR PORT which itself affords considerable potential for many uses, subject to any necessary planning consents. There area also affords gated parking for at least two vehicles/boat storage.

## SERVICES

Mains water and drainage. Mains Electricity. Electric Economy 7 heating.

## DIRECTIONS

Enter Torcross on the A379 from Kingsbridge. Pass Dockkeys Lane on the right, take the next right into Holmleigh Road and bear left at the top. Woodpeckers will be found approximately 100 yards along on the right hand side.





Total area: approx. 180.5 sq. metres (1943.3 sq. feet)

This Floor plan is representative all measurements should be checked  
Plan produced using PlanUp.



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