

HIGHER GABBERWELL HOUSE

KINGSTON





MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Higher Gabberwell House | Kingston Devon | TQ7 4PS

Mileages

Wonwell Beach 1.5 miles, Kingsbridge 9.3 miles, Modbury
3.2 miles, Plymouth 13.9 miles (distances approximate)

Accommodation

An exquisite, contemporary home located on the edge of
Kingston with stunning rural and distant sea views.

Exceptional design with a minimalist style. Set in 2.5 acres.

Ample parking, garage and car port.

Ground Floor

Entrance Hall, Open Plan Kitchen/Living Room, Sitting Room,
Utility, Cloakroom

First Floor

Landing, 4 Bedrooms, 3 En-suites, Walk-In Wardrobe

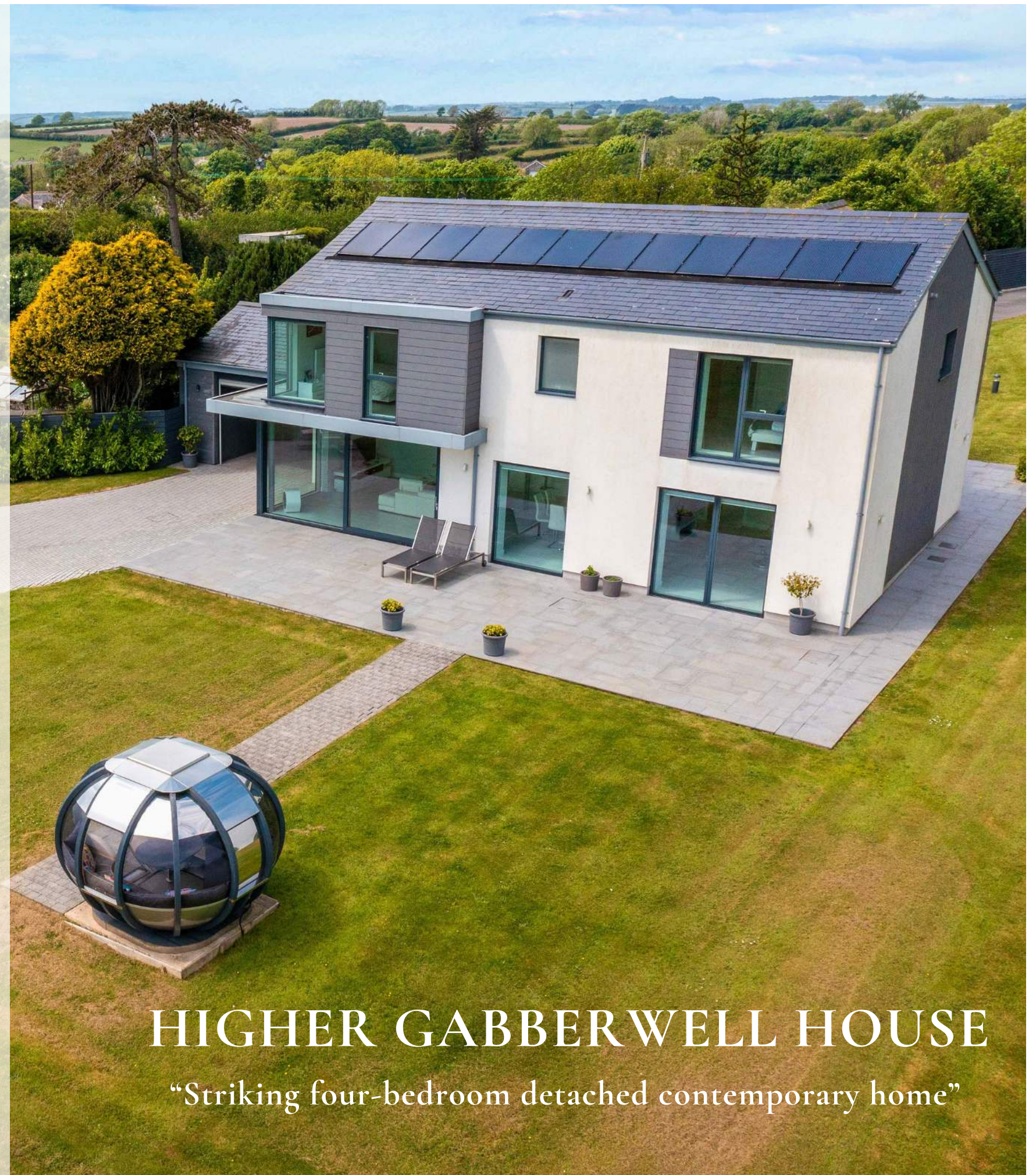
Outside

Double Garage, Car Port

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

4 Broad St, Modbury, Ivybridge PL21 0PS



HIGHER GABBERWELL HOUSE

“Striking four-bedroom detached contemporary home”

A Contemporary Retreat with Coastal and Countryside Views.

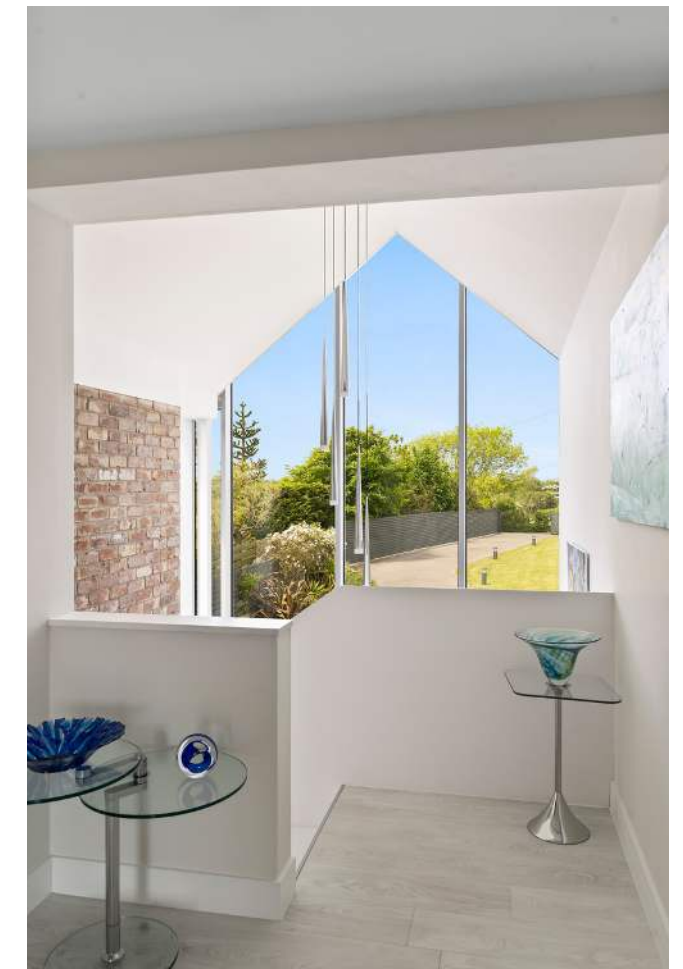
Set against a backdrop of rolling countryside with glimpses of the distant sea, Higher Gabberwell House is a striking four-bedroom detached home on the edge of Kingston. Designed with clean architectural lines and a refined minimalist aesthetic, this modern residence embraces light and space with expansive glazing and thoughtfully curated interiors. The property sits within approximately 2.5 acres of beautifully designed grounds, featuring a private paddock, landscaped gardens, a sleek garden Pod, and generous parking via a gated drive, double garage, and carport.

INTERIOR

Step through a dramatic double-height glazed entrance into a light-filled hallway that sets the tone for the home's contemporary elegance. A feature staircase ascends to a galleried landing, while a guest cloakroom is tucked discreetly to one side. The living spaces are centered around a stunning open-plan lounge, dining, and kitchen area—wrapped in floor-to-ceiling glass that blurs the lines between indoors and out. With sliding doors opening onto the rear terrace and views stretching across open fields, this is a space designed for both serene living and effortless entertaining. The kitchen features clean-lined cabinetry, a central island with breakfast bar, and high-spec integrated appliances. A separate utility room adds convenience and side access to the carport. The principal suite is a calm sanctuary with panoramic views, a walk-in wardrobe, and a sleek ensuite. A second bedroom also offers an ensuite and beautiful vistas, while bedrooms three and four sit to the front, served by a contemporary family bathroom. A well-appointed study with built-in storage offers an ideal work-from-home setup.

EXTERIOR

The landscaped plot extends to approximately 2.5 acres, accessed via remote-controlled gates and a long, sweeping driveway that leads to the house, carport, and double garage—each with electronic doors and full power. The rear garden is perfect for modern outdoor living, with a generous patio area ideal for dining and entertaining, complemented by a design-led garden Pod. Beyond lies an expansive lawn and a fenced grass paddock, ideal for a range of lifestyle or leisure uses.







Key Features

- Exceptional contemporary home of exquisite design
- Stylish and bright interiors with a minimalist flare
- Detached home with 4 bedrooms
- Exquisite open plan living with superb countryside views
- Gated entrance with private drive and ample parking
- Double garage and car port with electronic doors
- Set in approximately 2.5 acres
- South-East facing lawned garden and patio with pod
- Level grass paddock

“The rear garden features a generous patio.
Ideal for al fresco dining—with a pathway leading
to a stylish garden Pod”









Property Details

Services:	Mains electricity and mains water. Private drainage. Ground source heat pump. Solar panels.
EPC Rating:	Current: B, Potential: A
Council Tax:	Band E
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

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 office in Modbury take the A379 towards Kingsbridge. After approximately 1.5 miles turn right at Harraton Cross towards Bigbury on Sea. After approximately 2 miles turn right at Seven Stone Cross to Kingston. Continue towards Kingston and continue through the village, go past the thatched cottages on the left. Before rising up the hill, take the road on the left, where Higher Gabberwell House can be found a short distance on the right hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163

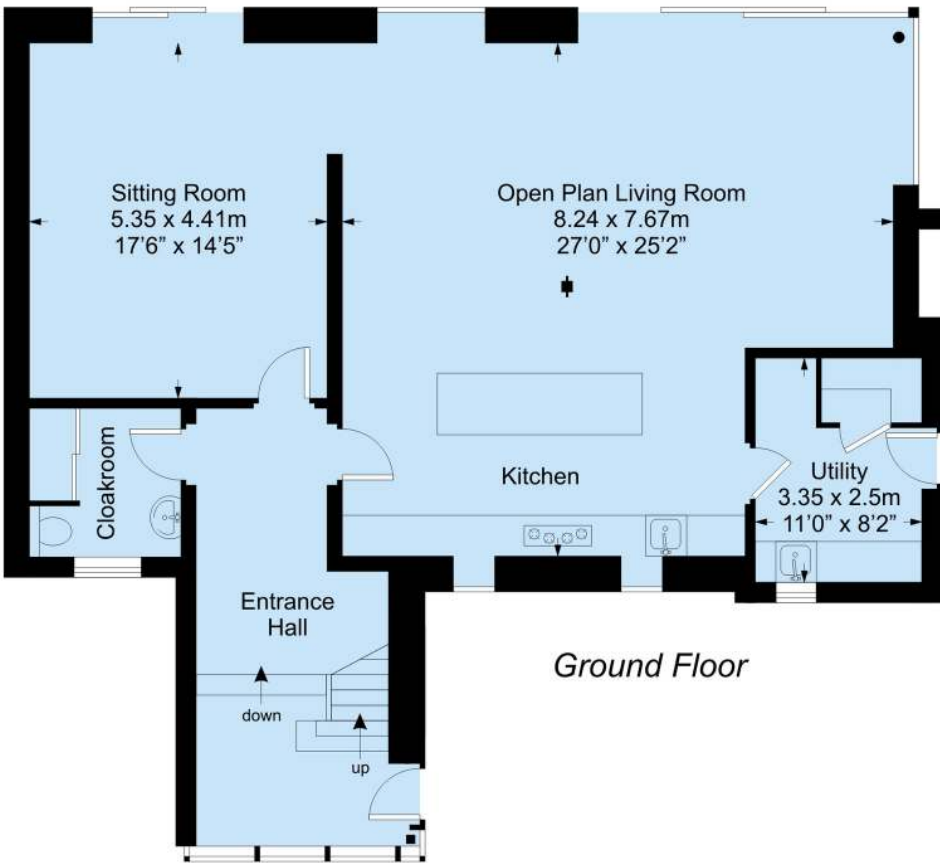
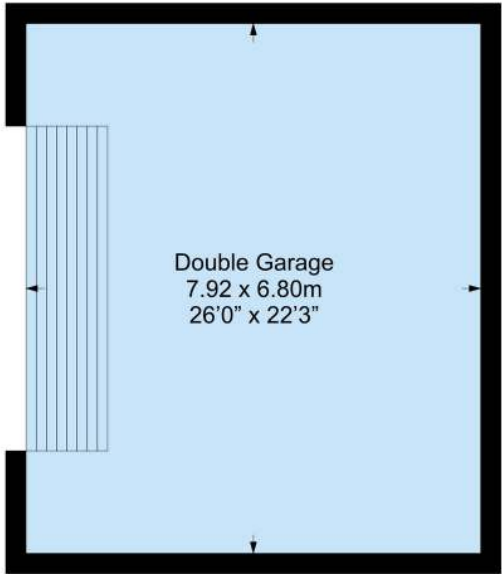


Floor Plans



First Floor

NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.



Ground Floor

Total area 208.3 Sq.m
(2242 Sq.ft) Approx.
(Excluding Double Garage)



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.






MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Modbury Office
01548 831 163 | modbury@marchandpetit.co.uk

Prime Waterfront & Country House Office
01548 855590 | pwch@marchandpetit.co.uk

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590