

KERNBOROUGH GRANGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

KERNBOROUGH GRANGE

Description

This is a charming, south facing, period Grade II Listed property, beautifully presented throughout with bright and spacious rooms full of character features including thick stone walls, exposed beams, window seats and spiral staircase.

Internally there is approximately 1903 square foot of accommodation comprising a welcoming kitchen/breakfast room with lots of floor and wall units, glass fronted display cabinet, oil-fired Aga, electric double oven and induction hob and access door out to the front of the property. The dual aspect dining room, again has access out to the front with a couple of steps up into the dining area. There's a lovely sitting room with feature stone fireplace, inset wood burner set on a stone hearth with timber mantel above, a study, a utility room with larder/pantry and separate cloakroom which has direct access to the garden.

Upstairs is via a fascinating stone spiral staircase leading to the landing, the dual aspect principal bedroom has fitted wardrobes and en-suite facilities. There are a further 3 double bedrooms, 2 with built-in storage and a well-appointed shower room.

Outside front are a couple of steps up to the paved pathway leading to the property, bound by pretty stone walling with flower beds and shrubs. There's a lockable store with wc and parking in front of the double garage which has a workshop at the rear. To the rear is approximately 1/2 acre of lawned garden with a patio seating/entertaining area, large vegetable plot and a chicken coop and pen bound on all sides by hedge, shrubs, bushes and fencing.

Situation

Kernborough is a small hamlet close to the village of Chillington which has its own few shops, post office, health centre and a pub. There is a primary school in the neighbouring village of Stokenham and fine parish churches in Stokenham and Sherford. Kernborough is conveniently placed for easy access to the Salcombe and Dart estuaries, renowned for their sailing, and is also close to the beautiful South Devon coastline where there is a marvellous selection of beaches and coves linked by spectacularly rugged cliffs and headlands.

Directions

what3words - riverbed.voice.gurgling

From Kingsbridge take the A379 towards Torcross, pass through the villages of West and East Charleton then Frogmore. On entering Chillington take the right turn into Tanpits Lane after approximately 70/80 yards (ignore the sign post) take the left fork, continue on and at the 2nd crossroad (Durlestone Cross) turn right. Follow this lane into Kernborough and the property will be found on the right-hand side.



PROPERTY DETAILS

Property Address

Kernborough Grange, Kernborough, Kingsbridge, Devon TQ7 2LL

Mileages

Kingsbridge 5 miles; Salcombe 11 miles; Totnes 15 miles (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired central heating. Wood burner.
Angel Eye carbon monoxide alarm. Fire Angel smoke alarms x 2.
Chimney rebuilt 2020. Windows replaced with double glazed hardwood frames 2024.
New fuse board and electrical supply to kitchen.

EPC Rating

Band E. Current: 53, Potential: 82

Council Tax Band

G

Tenure

Freehold

Authority

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

Key Features

- Superb Grade II listed detached period property
- Approximately 1903 sq.ft of accommodation
- Character features, thick stone walls, exposed beams, spiral staircase, window seats
- Beautifully presented throughout
- Half an acre of gardens, patio seating area, vegetable plot, chicken coop
- Double garage with workshop and parking
- Picturesque hamlet location
- Just a 3 miles drive to the coast at Torcross

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.

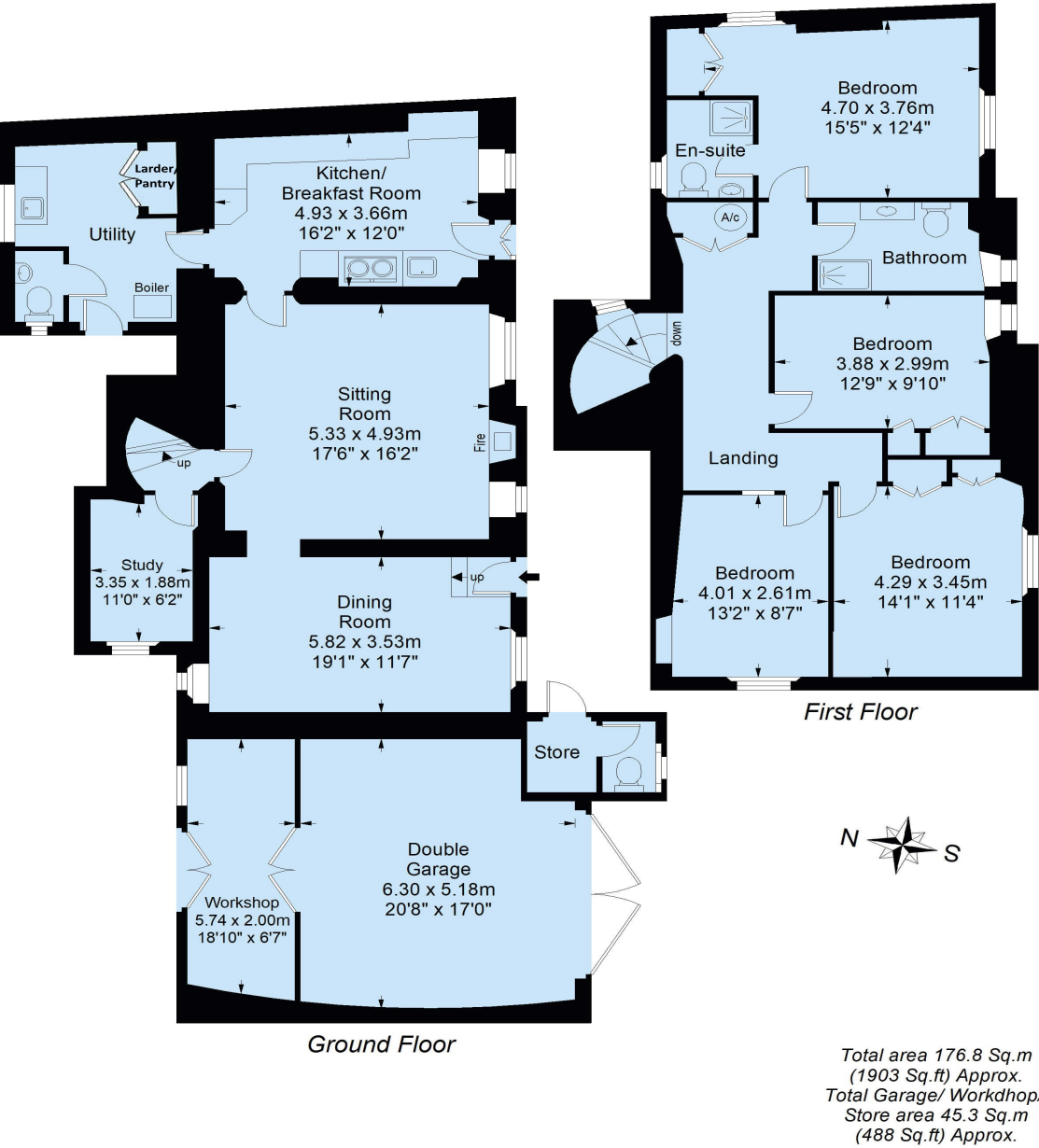
Viewing

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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