



**Ansteys, Tanpits Road**  
Kingsbridge

**£399,950**

## The Property:

The welcoming entrance hall provides access to a bright and spacious sitting room, where a large south-facing window frames delightful countryside views and fills the room with natural light. A contemporary bioethanol stove creates an attractive focal point, whilst electric blinds are included within the sale.

The property offers two bedrooms. The principal bedroom enjoys a front aspect with pleasant views and benefits from bespoke freestanding wardrobes, designed specifically for the room, which are to remain. The second double bedroom overlooks the rear garden and includes fitted wardrobes together with a modern en-suite shower room comprising a walk-in shower, WC, wash hand basin, heated towel rail and window.

A separate family bathroom is fitted with a bath incorporating a handheld shower attachment, WC and wash hand basin.

The kitchen is well-proportioned and enjoys views over the rear garden. It offers ample worktop and cupboard space together with an electric oven, induction hob, extractor hood, sink positioned beneath the window and space for a fridge/freezer, washing machine and dishwasher.

Leading from the kitchen is a versatile dining room or home office, created as part of an extension of the old porch. This light-filled room enjoys direct access to the garden and benefits from independent electric heating, making it ideal as a dining area, study or additional reception space.

Outside, the enclosed rear garden has been thoughtfully landscaped to provide a paved seating area adjoining the property, a raised lawn, established planting beds and a useful storage shed. A particular highlight is the substantial insulated garden studio, complete with heating and air conditioning, providing an excellent space for home working, hobbies, a gym or studio.

The property also benefits from access around all sides of the bungalow, a partial garage with electric roller door, and an exceptionally generous driveway providing off-road parking for numerous vehicles.

Situated in a desirable village location and enjoying a peaceful setting with open countryside views, this is a superb detached home combining practicality, versatility and modern comfort.





**Bedrooms: 2 | Bathrooms: 2 | Receptions: 1**

**The Location:**

Chillington is a popular village around 5 miles from the market town of Kingsbridge with a post office/general stores and a health centre as well as the popular pub The Bear & Blacksmith. The excellent primary schools of Stokenham and West Charleton CofE are minutes away in neighbouring villages. The beach at Torcross is just 5 minutes to the East and for any boat lovers, there is a slipway one mile away at Frogmore. There are many lovely countryside walks in and around Chillington also with footpaths and some beautiful wooded areas within a few minutes stroll. Chillington is also on the bus route towards Kingsbridge making it accessible for non-drivers.

**Further Information & Services:**

**Tenure:** Freehold.

**Services:** Mains electricity, water and drainage. Oil central heating and bioethanol stove. Electric heating in porch extension (completed 2024). New windows at the front and front door in 2022. New boiler & cylinder in 2024.

**EPC Rating:** D

**Council Tax:** Band D

**Construction Type:** Standard brick construction, tile roof.

**Mobile Coverage:** According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

**Broadband Availability:** Superfast fibre available – check via Ofcom or supplier

**Flood Risk:** According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

**Planning or Development Issues:** None known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

**Disclaimer:**

*These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.*

*Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.*

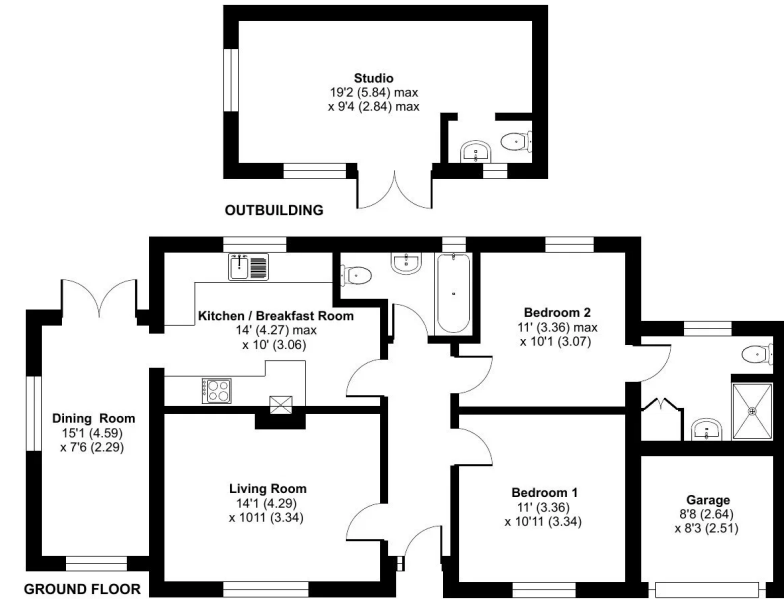




## Ansteys, Tanpits Lane, Chillington, Kingsbridge, TQ7



Approximate Area = 824 sq ft / 76.5 sq m  
 Garage = 71 sq ft / 6.5 sq m  
 Outbuilding = 179 sq ft / 16.6 sq m  
 Total = 1074 sq ft / 99.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1486228



## Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

01548856685

sales@kingsbridgeestateagents.co.uk

<https://www.kingsbridgeestateagents.co.uk/>

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