



Port Lane Close, Chillington
Kingsbridge

Guide Price
£419,950

The Property:

Stepping inside, a spacious entrance hall provides access to all principal rooms. The dual-aspect sitting room is particularly impressive, with large windows that flood the room with natural light while perfectly framing the open countryside beyond. High ceilings enhance the feeling of space, whilst the feature fireplace creates an attractive focal point.

An archway lead through to the dining room, which also enjoys direct access to the kitchen, creating a practical and sociable layout that works equally well for everyday living and entertaining.

The kitchen is fitted with an extensive range of solid wood base and wall units, complemented by contemporary work surfaces and a range of integrated appliances, including a hob with extractor, double oven and microwave. Beyond the kitchen, a useful utility/rear porch provides plumbing for a washing machine, space for a fridge freezer, additional storage and a practical entrance for muddy boots and coats after enjoying the surrounding countryside.

Both bedrooms are comfortable doubles, each benefiting from built-in storage. The shower room is generously proportioned and comprises a walk-in shower, wash hand basin and WC. Whilst perfectly serviceable, it also offers scope for updating to suit individual tastes.

Outside, the gardens wrap around the property and have been thoughtfully landscaped to make the most of the exceptional countryside outlook. Predominantly laid to lawn, with established planting providing colour and interest throughout the seasons, they offer a peaceful setting from which to enjoy the uninterrupted rural views.

A patio adjoining the rear porch provides an ideal space for al fresco dining, while the charming summer house offers a sheltered retreat to sit and enjoy the garden throughout the day.

A particularly valuable feature of the property is the provision of two substantial garages, both with power connected. Subject to any necessary consents, one could lend itself to conversion into a home office, studio or additional bedroom, whilst still retaining excellent garaging and storage. A generous driveway to the front provides off-road parking for several vehicles.

Offering spacious accommodation, excellent outside space and considerable potential, this is a home that will appeal to a wide range of buyers looking to enjoy village life, beautiful countryside views and the opportunity to personalise a property over time.





Bedrooms: 2 | Bathrooms: 1 | 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 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 the pretty town of Dartmouth with some stunning views along the way.

Further Information & Services:

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil fired heating. New oil tank recently installed.

EPC Rating: E

Council Tax: Band D

Construction Type: Standard brick/block.

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.

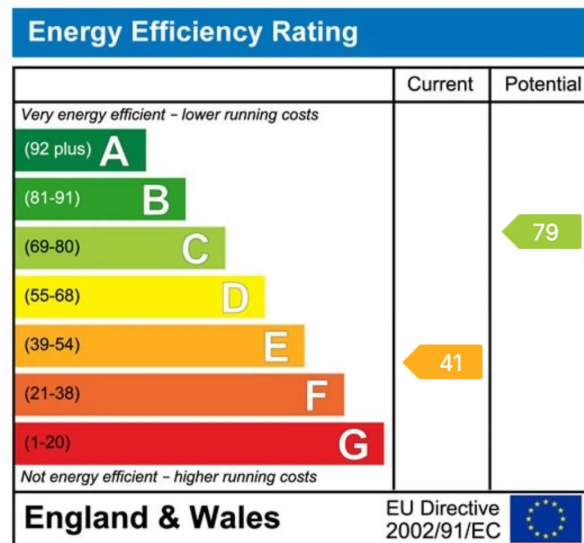
Viewings strictly by appointment only with Kingsbridge Estate Agents.



Disclaimer:

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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.



Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

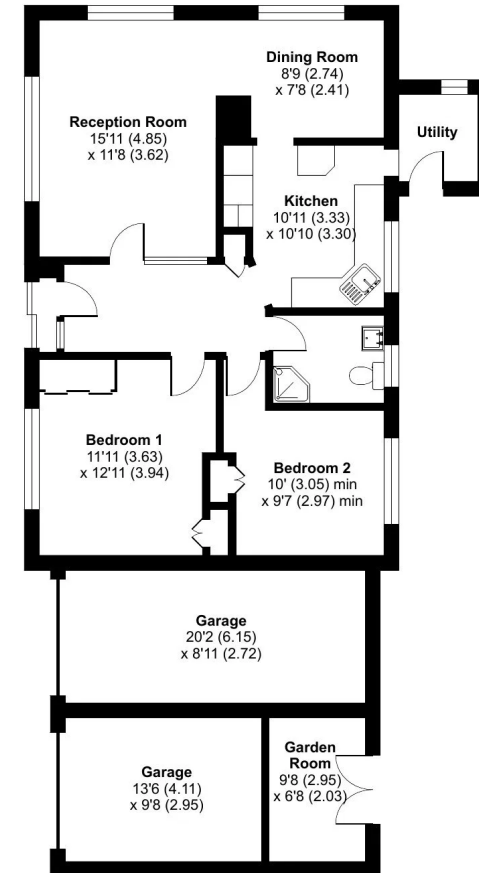
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Port Lane Close, Chillington, Kingsbridge, TQ7

Approximate Area = 871 sq ft / 81 sq m
Garages / Garden Room = 387 sq ft / 37 sq m
Total = 1258 sq ft / 118 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1277732



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