



West Wind, Churchstow
Kingsbridge

£685,000

The Property:

The home adopts an “upside-down” layout, thoughtfully arranged to make the very most of the surrounding countryside views, with the main living accommodation located on the first floor and bedrooms on the ground floor.

On entering, you are welcomed into a bright and inviting hallway, where a striking staircase rises to the first floor and doors lead to the ground floor rooms. The principal bedroom is a generous, dual-aspect space, filled with natural light and enjoying direct access out onto the patio and garden. It is complemented by a beautifully finished en-suite, featuring a walk-in waterfall shower, WC, basin, heated towel rail and an obscure glazed window.

Bedroom two is another well-proportioned double, also benefiting from doors leading out to the garden, while the third bedroom is a comfortable small double positioned to the front of the property. The family bathroom is stylishly appointed with a bath and shower over, WC, basin and heated towel rail, with both bathrooms enhanced by contemporary feature mirrors.

The ground floor further benefits from underfloor heating throughout, along with a heat recovery system serving all rooms to ensure a comfortable and well-ventilated living environment.

Upstairs is where the property truly excels. The impressive open-plan kitchen, dining and family room forms the heart of the home – a bright and sociable space with bifold doors opening onto a balcony, perfectly positioned to take in the far-reaching countryside views. The newly fitted Wren kitchen offers a sleek and contemporary finish, complete with a range of integrated appliances including fridge freezer, oven, grill, microwave and dishwasher, along with ample storage and a breakfast bar. There is plenty of room for a dining table, making this an ideal space for both everyday living and entertaining.

Just off the kitchen is a practical utility room, providing space and plumbing for a washing machine, additional storage and a sink, as well as housing the Ecodan boiler, powered by the air source heat pump.

The sitting room is equally bright and spacious, with doors opening to a Juliet balcony, allowing natural light to flood in while maintaining a strong connection to the outdoor setting.





Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for two to three vehicles, alongside neatly presented raised beds. Gated side access leads through to a generous, level rear garden, predominantly laid to lawn with a stylish patio area directly outside the property – ideal for al fresco dining and outdoor enjoyment.

Offering a rare opportunity to acquire a brand new, individually designed home in a desirable village setting, West Wind combines modern efficiency – including an air source heat pump, solar panels and a 10-year NHBC warranty – with thoughtful design and a truly distinctive position.

The Location:

Churchstow is situated just outside of Kingsbridge and has a village shop, the popular Church House Inn and an impressive church. The village has some excellent primary schools in its catchment area in nearby Kingsbridge and Thurlestone. The village is located within a short distance from some stunning beaches in Bantham and Thurlestone and is also ideal for commuters to Plymouth with easy access to the A379 for both car and bus routes.

Further Information & Services:

Tenure: Freehold.

Council Tax Band: TBC - awaiting council confirmation

EPC Rating: TBC - the EPC has been ordered and is expected to be an A or B Rating given it is a new property.

Construction Type: Block built with cement cladding and render

Services: Mains Water Supply, Mains Drainage, Mains Electricity, Air source heat pump powered central heating, solar panels.

Mobile Coverage: According to Ofcom, mobile coverage is available from major providers. Signal strength may vary.

Broadband Availability: None currently installed. Ultrafast fibre available – speeds up to 1800 Mbps (according to Ofcom)

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

Planning or Development Issues: None known

Restrictive Covenants / Rights of Way: None known

Location Above/Adjacent to Commercial Premises: The village shop is at the end of the driveway.

In accordance with the Estate Agents Act 1979, we hereby disclose that the seller of this property is related to a director of Kingsbridge Estate Agents.

Additional Notes

Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment



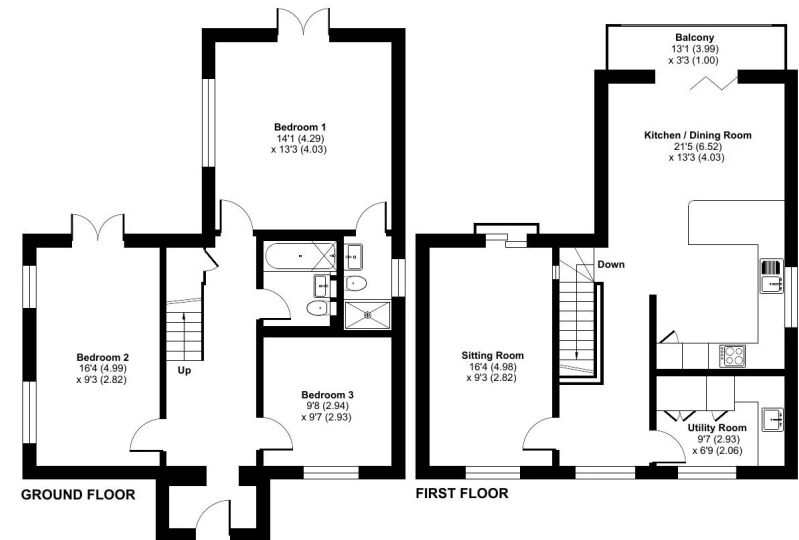




Butt Park Terrace, Churchstow, Kingsbridge, TQ7

Approximate Area = 1268 sq ft / 117.8 sq m

For identification only - Not to scale



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: 1455373



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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.