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UNDERHILL
KINGSBRIDGE • TQ9 7JA



UNDERHILLS

GROUND FLOOR

Large Internal Porch | W/C | Kitchen | Dining Room | Living Room

FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2 | Bedroom 3
Bedroom 4

EXTERNAL

Driveway | Ample Parking | Outbuildings | Tiered Gardens



“4 bedroom property with endless potential”...

Underhill is a generously proportioned detached family home nestled in the heart of Halwell, offering a perfect blend of charm, space, and potential. Accessible via a shared driveway, the property features a private parking area accommodating 3-4 vehicles, ensuring convenience for you and your guests.

- Substantial property in need of modernisation
- Characterful features
- Opportunity to convert outbuildings STPP
- Ample parking and large garden

As you step inside, you are greeted by a spacious entrance porch that doubles as a utility room. The ground floor layout includes a separate toilet and a generous hallway that leads to a kitchen bathed in natural light, complete with a gas Rayburn for those who love to cook. The adjacent dining room is a cosy haven, adorned with a sizable exposed stone fireplace that adds a touch of rustic elegance. The expansive living room is a standout feature, stretching from one end of the house to the other, featuring double aspect windows and two fireplaces—one of which houses a large log burner, perfect for cosy evenings. Ascending the stairs, you'll find a landing that offers access to a sizable loft, ripe for conversion or providing ample storage. The upper floor also hosts a family bathroom and four generously proportioned bedrooms. While internal updating is warranted, the home exudes a sense of familial warmth cultivated over six decades. Externally, the property boasts a substantial garage adjoined to an outbuilding with electricity, presenting an exciting opportunity for conversion into an annex, workshop, home office, or games room, subject to planning permissions. A small front garden enhances the curb appeal of the property, while the rear features a lawned garden providing an idyllic outdoor space for relaxation and entertainment. Underhill, is an ideal choice for those seeking to relocate or expand their living space within a wonderful village.



TOTAL APPROXIMATE AREA: 153.6 SQ METRES 1653.4 SQ FT



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Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains Electricity, Water and Drainage. Gas Central Heating

EPC: Current D (58) Potential B (84)

Viewings: Very strictly by appointment only

Location: Just a short stroll from your doorstep, you'll find the local pub - Old Inn Halwell and village hall, perfect for social gatherings and community events. Venture a little further to Moreleigh, where you can indulge in a renowned steak at The New Inn Moreleigh. For families, the area boasts excellent educational options, including nearby primary schools in Dipford, Loddiswell, and Harbertonford, as well as the well-regarded Kingsbridge Community College for secondary education. Convenience is key, with easy access to the A38, just a 15-minute drive (8.6 miles) away. Halwell's prime location also allows you to explore the charming market towns of Dartmouth, Kingsbridge, and Totnes, each just a 15-minute drive away. Totnes offers the nearest train station, ensuring you stay connected. Surrounded by an abundance of picturesque countryside walks. Embrace the great outdoors and the vibrant community spirit that makes Halwell a truly special place to call home.

Directions: As you enter Halwell turn right as you see The Old Inn Halwell to go into the pub car park and Underhill is immediately to the right, go into the driveway and the property is on the right.

Salcombe 12.9 miles - Totnes 6.2 miles (Railway link to London Paddington) - Dartmouth 8.1 miles