



CHI

2 MANOR PARK

KINGSBRIDGE



TQ7 1BB



ROSANNE

GROUND FLOOR

Kitchen | Open Plan Living/Dining Room | W/C | Living Room | Bedroom 6
With En-Suite Bathroom

FIRST FLOOR

5 Bedrooms, 4 With En-Suite Shower Rooms. | Family Bathroom |
Office

EXTERNAL

Lawned Garden | Patio Area | Decked Terrace. | Large Driveway With Garage |
Outbuilding Currently Utilised As A Utility Room With W/C





“The perfect blend of comfort, versatility,
and investment potential at Rosanne”...

Rosanne is a wonderful detached residence situated in a convenient location in Kingsbridge, within easy walking distance to the town centre, local amenities, primary and secondary schools, and countryside walks.

This two-story home is filled with natural light, offering spacious and versatile living areas with wonderful countryside and town views, all while maintaining privacy. The property is currently configured with a main house and a self-contained annex.

On the ground floor, you'll find a large entrance hallway with a w/c, cloakroom, a living room leading into a dining room with sliding doors to the garden, and a fully fitted kitchen.







The annex is accessible from the main house and includes a separate living room with a feature log burner, a large bedroom with an en-suite bath and shower room, and private access from the side. Upstairs, there are three double bedrooms and a single bedroom, each with en-suite shower rooms, another single bedroom, a family bathroom, an office and plenty of storage cupboards.

- Perfect For Multi Generational Living
- Investment Opportunity
- Countryside And Town Views
- Walking Distance Into Town Centre
- 1 Bedroom Annexe With Living Room And Bathroom
- Large Driveway With Garage

Externally, the property boasts a private garden with a blend of patio and decked areas perfect for entertaining and morning coffee, a lawned area, and an outbuilding serving as a utility room with a toilet, which could be used as a home office. There is also a large double garage with mezzanine level, electric doors and a private driveway accommodating up to five cars.

Additionally, the property benefits from solar panels. Rosanne offers a range of living options: a spacious six-bedroom residence, multi-generational living with a five-bedroom main house and a one-bedroom annex, or the potential for an investment property with additional income while living on-site. This rare property in a central town location presents an exciting opportunity for prospective homeowners.









KINGSBRIDGE

Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools. Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles



TOTAL APPROXIMATE AREA: 197.9 SQ METRES 2130.6 SQ FT



Tenure: Freehold

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating.

EPC: Current C (78) Potential B (82)

Viewings: Very strictly by appointment only

Directions: From our office, continue up Fore Street and follow the road straight up the hill. Rosanne will be on your right before the turning for Manor Park.

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