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16 CROSSLANDS
THURLESTONE • TQ7 3TF



16 CROSSLANDS

GROUND FLOOR

Large Entrance Hallway | Kitchen | Living/Dining Room | Bedroom
1 With En-Suite | Utility Room | WC | Access To Garage

LOWER GROUND FLOOR

Bedroom 2 | Bedroom 3 | Bedroom 4 | Bathroom | W/C

EXTERNAL

Private Driveway | Integral Double Garage | Courtyards | Lawned
Wrap Around Garden | Terrace



“ A spacious detached home offering beautiful sea views, a generous driveway, and a double garage ”...

Situated in an elevated position within the highly sought-after village of Thurlestone, 16 Crosslands is a generously proportioned detached home offering spacious and flexible accommodation.

- Walking distance to village amenities and beach
- Countryside and sea views
- Double garage and private driveway with plenty of parking
- 4 spacious bedrooms

On the ground floor, a wide entrance hallway welcomes you with built-in storage, a W.C., and a large utility room with direct access to the integral double garage. The kitchen/dining room, fitted with integrated appliances and updated in recent years, opens onto a glass-fronted balcony with far-reaching views across the sea and surrounding countryside. The adjacent living room also enjoys these impressive coastal views.

The main bedroom includes built-in storage, an en-suite bathroom, and more of the property's standout sea and countryside outlooks.

The lower ground floor offers additional living space, featuring high ceilings and a wide hallway, along with a second W.C, a family bathroom, and three further bedrooms. Two front-facing rooms benefit from views, with one offering access to the lower courtyard via sliding doors. Outside, the property is set on a generous plot with a lawned garden, upper and lower courtyard areas, and a large driveway providing ample parking for several vehicles or a boat.



TOTAL APPROXIMATE AREA: 227 SQ METRES 2443.8 SQ FT



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Tenure: Freehold

Council Tax Band: G

Local Authority: South Hams District Council

Services: Mains Electric, Water And Drainage. Oil Fired Central Heating. Solar panels.

EPC: TBC

Viewings: Very strictly by appointment only

Location: Thurlestone is an attractive and popular village situated on the spectacular Devon coast in an Area of Outstanding Natural Beauty. The South West Coastal Path is the only hike in the UK to have made it into the highly respected Lonely Planet Adventures Guide Book. A short stroll across Thurlestone Sands with the landmark Thurlestone Rock, "thirled stone"(arched- shaped rock formation) takes you to the popular 'Beach House' café and Thurlestone Marsh, one of three small wetlands south of the village. The village has a vibrant community and is renowned for its hotel, church and a highly regarded primary school. There is even a converted BT Red Phone Box providing 'The Thurlestone Book Exchange'. The hotel has a superb health club with a spa, indoor and outdoor swimming pools and there is a fine 18-hole golf course.

Directions: Approaching Thurlestone, take the first left and follow this road entering the Mead Estate. As you drive down the hill follow the road around and take the right into Crosslands. The property will be on your right.
What Three Words: ///sublime.hiked.polka

Salcombe 7 miles - Totnes 16.6 miles (Railway link to London Paddington) - Kingsbridge 5 miles