



The Coach House • Woolston



Located within the picturesque Woolston estate, The Coach House presents a delightful ground floor apartment brimming with captivating features. The property welcomes you with an entrance hallway, leading to all areas of accommodation, including three generously sized bedrooms with built-in wardrobes. Large arched windows grace the interior, flooding the space with natural light, complemented by a family bathroom and a hallway cupboard for added convenience.

The heart of the home is the open-plan kitchen, living, and dining area. The galley-style kitchen offers ample workspace, while the living area features a striking log burner with exposed stone surrounding it. Large windows frame the living space, providing access to the south-facing courtyard and garden, creating a seamless indoor-outdoor flow.

The garden, enveloping the property, includes a south-facing back courtyard with gate access leading to a lawned garden at the side of the house, ultimately circling back to the front of the property. Private parking for up to two cars and a shed further enhance the property's appeal.



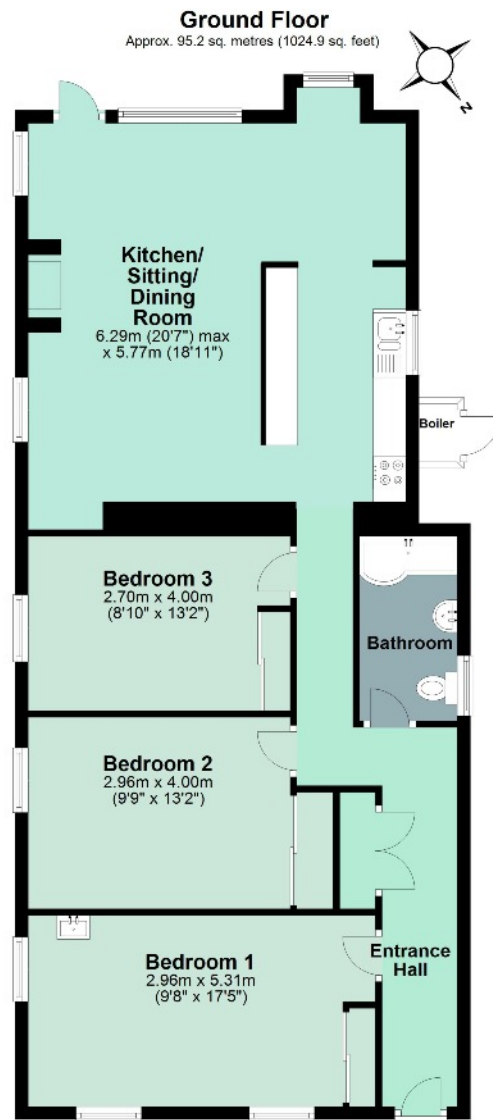
A charming 3 bedroom ground floor apartment within the Woolston Estate.

Previously utilized as both a holiday home and a holiday let, The Coach House has enjoyed years of success. Ideal for downsizing, holiday home, or investors.

Positioned off the B3196 and just a short drive away from the A38, local beaches, and the charming market towns of Kingsbridge, this property offers an ideal blend of semi-rural tranquility and accessibility to urban amenities, making it a perfect choice for those seeking a balanced lifestyle.

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community. Kingsbridge Academy is one of the highest rated in the UK. There are regular sporting activities as well as markets and social events. With boat moorings along the estuary and quay, regular public transport and road links to nearby Dartmouth, Salcombe and surrounding villages. The area has an abundance of beaches, coves and country and coastal walks. The market town of Totnes is 13 miles away and offers the main line rail link providing a direct link to London Paddington in approx. 3 hours.





Total area: approx. 95.2 sq. metres (1024.9 sq. feet)

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EST. 1902

EXPERTS IN PROPERTY

Tenure: 50% Freehold. 125 year lease starting from 1999.

Council Tax Band: Currently business rated.

Local Authority: South Hams District Council

Services: Mains electricity and water. Private drainage via septic tank. Gas central heating. LPG.

Service fee: Approx. £765

Directions: From Kingsbridge, follow B3196 through Loddiswell village. When you reach the Chili Farm take the opposite 2nd left hand turning. There will be pillars either side of the driveway, it will be marked Woolston House. After passing the pond, take the right hand fork. Park at the very end of the track on the pebbled car park signed Coach House

Viewings: Very strictly by appointment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC