



# 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.



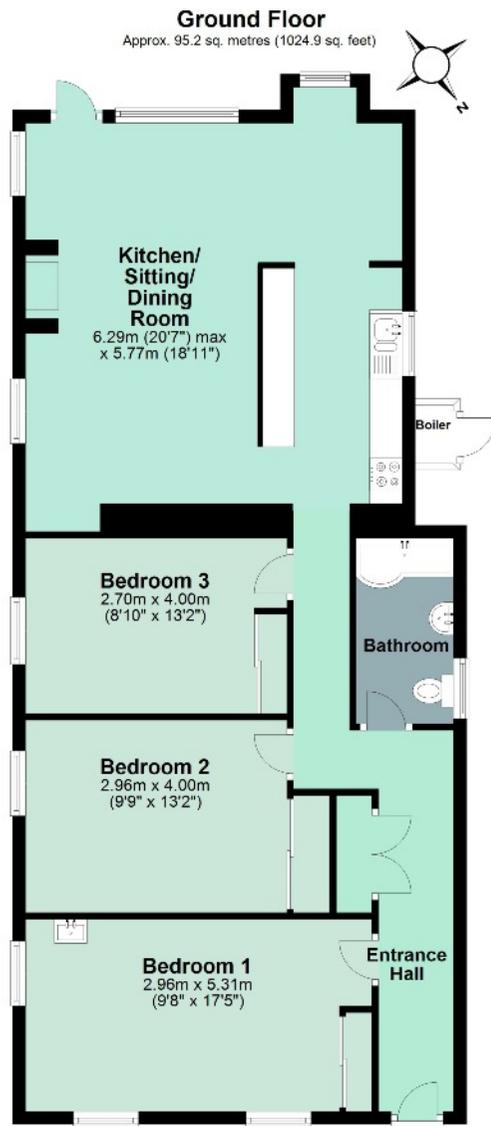
## A charming 3 bedroom ground floor apartment within the Woolston Estate.

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)

**IMPORTANT NOTICE:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.

**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 2<sup>nd</sup> 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	