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1 HIGHFIELD DRIVE

KINGSBRIDGE • TQ7 1JW

1 HIGHFIELD DRIVE

FIRST FLOOR

Entrance Hallway | Kitchen | Dining Room | Utility | Sitting Room | Bedroom
Bedroom | Shower Room

GROUND FLOOR

Self Contained | Kitchen/ Dining | Living Room | Bedroom | Shower Room

EXTERNAL

Front Garden Laid To Lawn | Rear Garden Laid To Lawn | Courtyard Area By
Annexe | Balcony With Water Views | Driveway Parking





“A versatile property in an elevated spot with water views, a self-contained annexe, and great potential for multi-generational living or rental income”...

Nestled in a desirable elevated position, 1 Highfield Drive offers a rare opportunity to acquire a versatile coastal home with spectacular water views and flexible living arrangements. This unique property is currently arranged as a spacious two-bedroom apartment on the entry level and a separate, self-contained one-bedroom annexe on the lower ground floor, offering ideal multi-generational living or potential rental income.

- Rural and water views
- Currently arranged as 2 apartments
- 2 parking spaces on driveway
- Front and rear gardens laid to lawn
- A great opportunity to live in one part and rent out the other for additional income.







The Annexe



Upon entering the main residence, you're welcomed by a bright and airy hallway that sets the tone for the light-filled accommodation throughout. The kitchen is fitted with a range of both wall and base units and enjoys a practical flow into the utility room and the adjacent dining room—perfect for both daily living and entertaining. The living room, positioned just off the dining area, is a wonderful space to relax, enhanced by stunning views over the water and direct access to a private balcony. The principal bedroom also benefits from captivating water views, creating a calm and restful atmosphere. The second bedroom is conveniently located close to the shower room, making this level both functional and well laid out.

The lower ground floor annexe is accessed via its own private entrance, providing excellent privacy and independence. Inside, you'll find a kitchen/dining area, a comfortable living room, and a double bedroom—all enjoying views of the surrounding landscape and water. A shower room completes the annexe accommodation.

Externally, the property continues to impress. There is driveway parking for two vehicles, a neatly maintained front garden laid to lawn, and a patio area dedicated to the annexe—ideal for outdoor dining or relaxing. The rear garden is also lawned and offers a peaceful retreat. Additionally, the property benefits from a basement, offering further storage. There is also exciting scope to reconfigure the layout and convert the building back into one substantial family home, subject to the necessary planning permissions.

This is a fantastic opportunity for buyers seeking flexibility, a scenic outlook, and a home with potential in a sought-after location.



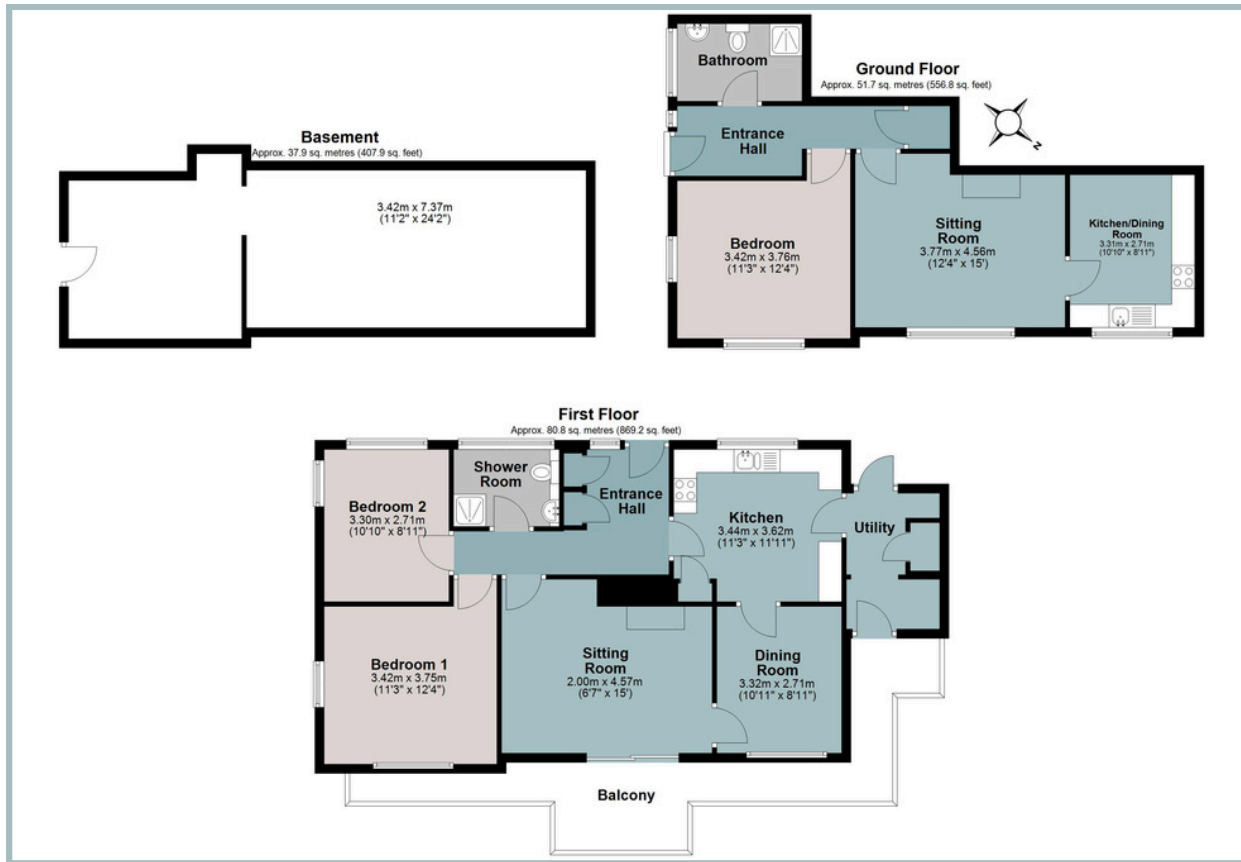
KINGSBRIDGE

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 6.8 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 14.5 miles



TOTAL APPROXIMATE AREA: 1833.9 SQ FT 170.4 SQ M



Tenure: Freehold

Council Tax Band: D

Annexe- A

Local Authority: South Hams District Council

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

EPC: Current C (72) Potential C (77)

Annexe- Current D (60) Potential C (72)

Viewings: Very strictly by appointment only

Directions: From the centre of Kingsbridge take the exit towards The Embankment along the Estuary. Turn left into Highfield Drive. No.1 will be on your right as you drive up the hill.

What Three Words: ///headsets.fully.potential

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