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PORCH HOUSE
WEST ALVINGTON • TQ7 3PP

PORCH HOUSE

GROUND FLOOR

Kitchen/ Breakfast Room | Dining Room | Sitting Room | Lounge | Sun Room |
W/C

FIRST FLOOR

Bedroom 1 | Bedroom 2 | Bedroom 3 | Bedroom 4 | Bedroom 5 | Bathroom |
Shower Room | W/C

EXTERNAL

1/4 Acre Garden Laid To Lawn | Planning Permission For 3 Car Garage | Driveway
Parking





“A substantial 5 bedroom property with large garden and village location”...

Nestled in a central village location, Porch House presents a rare blend of privacy and charm, offering a surprisingly serene, semi-rural atmosphere. This stone-built residence exudes character and spans two thoughtfully designed floors, making it an ideal family home.

As you enter the ground floor, you are greeted by a welcoming farmhouse-style kitchen that features a cosy log burner and high ceilings, creating an inviting space for gatherings. This area seamlessly flows into the dining room, enhancing the home’s connectivity. Adjacent to the dining room is a snug room, another intimate retreat that also boasts an open fire, perfect for relaxation on cooler evenings. The expansive living room is light-filled and spacious, complete with a gas fireplace and striking feature beams that add to the room’s character. Each of these living spaces opens into a bright sun room that connects to the garden, offering versatile areas for both entertaining and everyday living. Completing the ground floor is a conveniently located WC.





The first floor accommodates five well-proportioned bedrooms, one having built-in storage, providing ample space for family and guests. The stylish bathroom features a freestanding bath, complemented by a separate shower room, adding to the comfort and functionality of the home as well as a separate w/c.

- The ground floor features a warm farmhouse-style kitchen with a cosy log burner and high ceilings, perfect for family gatherings.
- Enjoy a bright, expansive living room with a gas fireplace, complemented by a snug room with another open fire for relaxation.
- The south-facing garden is a serene retreat with mature shrubs, a spacious lawn, and various outdoor areas
- Conveniently located near schools and within walking distance of Kingsbridge, with easy access to nearby coastal attractions like Salcombe and Thurlestone.

Outside, the south-facing garden serves as a private oasis, bordered by mature shrubs and trees, creating a serene backdrop with lovely countryside views. The garden offers multiple areas for enjoyment, including spacious lawned sections, a charming patio, and a wood-chipped area, perfect for outdoor activities or relaxation. A workshop provides excellent storage options, and further sitting area area enhance the outdoor living experience. Additionally, the property holds planning permission for a three-car detached garage, with foundations and drainage already completed.

Conveniently located near primary and secondary schools, Porch House is within walking distance of Kingsbridge and just a short drive to Salcombe, Thurlestone, and Bantham. This property is truly a hidden gem, offering abundant space and potential. A visit is essential to fully appreciate its unique character and endless possibilities.





WEST ALVINGTON & KINGSBRIDGE

The sought after location of West Alvington has the lovely The Ring O Bells pub which plays a huge part within the village community along with a village hall and play park too. Other amenities are only a short distance away, in the nearby market town of Kingsbridge.

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 5 miles - Totnes 14.5 miles (Railway link to London Paddington) - Dartmouth 15.9 miles



TOTAL APPROXIMATE AREA: 218.3 SQ M 2349.4 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 (72) Potential C (80)

Viewings: Very strictly by appointment only

Directions: As you exit Kingsbridge on A381 towards Salcombe you will drive through the village of West Alvington. Just after passing the primary school there is a driveway between two stone pillars. Continue along the drive and follow the sign for Porch House.

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