



Wallingford House • Kingsbridge



Marketed for the first time in over 50 years, Wallingford House provides a rare and exciting opportunity to purchase a substantial property in the centre of Kingsbridge.

Wallingford House is a well-proportioned 5 bedroom detached property, currently split into two living areas providing versatile accommodation. The property has been a much loved family home and now offers scope for a new owner to modernize and update as desired.

The house is approximately 3000 sq ft arranged over four floors and has many charming period features such as glass stained windows, original doors and high ceilings. Benefiting from internal wall insulation to original stone structure.

Outside there is currently one large outbuilding and a further store adjacent to the property. There is ample parking for multiple vehicles with two parking areas.

The property provides an amazing opportunity for development subject



An rare opportunity to acquire a substantial property on large plot in Kingsbridge.

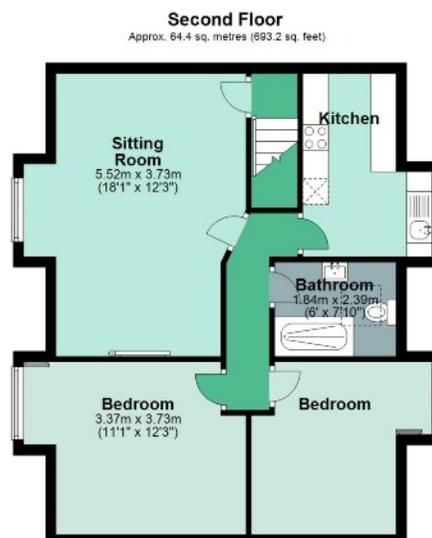
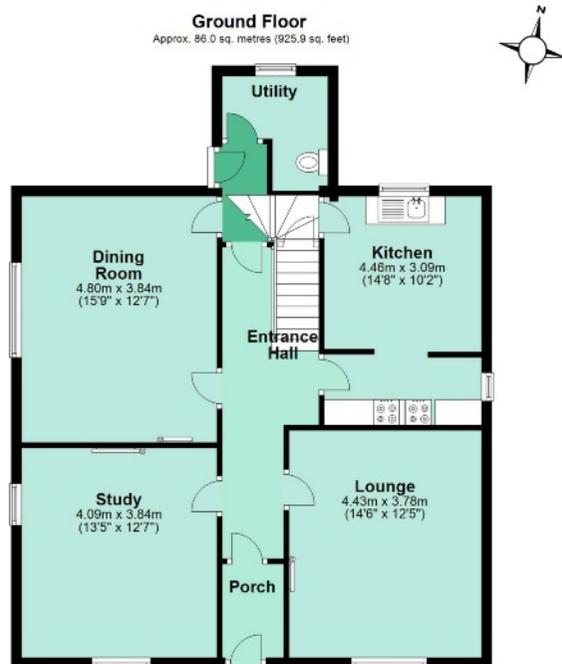
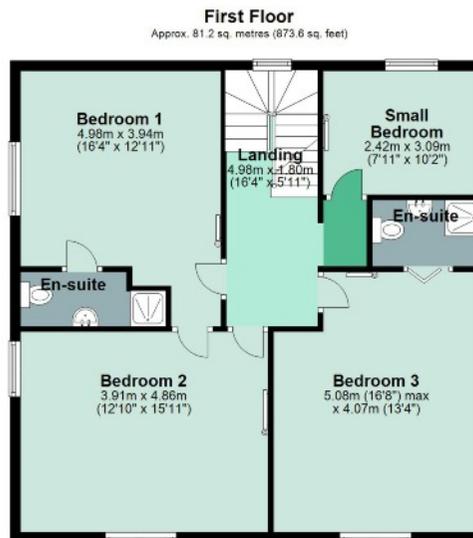
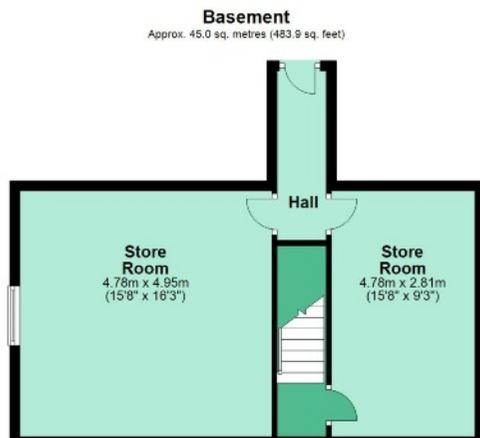
The highly desirable and sought-after market town of Kingsbridge is located at the head of the Salcombe estuary.

Kingsbridge is positioned perfectly 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 educational facilities in the UK. The town offers regular sporting activities as well as markets and social events. There are a number of boat moorings along the estuary and quay and regular public transport links to nearby Dartmouth, Salcombe and the surrounding villages.

The area has an abundance of beaches, coves and country and coastal walks. The market town of Totnes is approximately 13 miles away and offers a direct main line rail link to London Paddington in approx. 3 hours.





Total area: approx. 276.5 sq. metres (2976.6 sq. feet)

Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains water, drainage and electricity. Gas central heating and electric heaters.

Directions: From the top of Fore Street, proceed down the one way system into Duncombe street and take the first left into Wallingford Road. Continue along the road veering left at the bend. Continue straight going down the single track road. The property will be on your left.

Viewings: Very strictly by appointment only.

Post Code: TQ7 1NF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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