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KASLO GRANGE
KINGSBRIDGE • TQ7 1AX

KASLO GRANGE

GROUND FLOOR

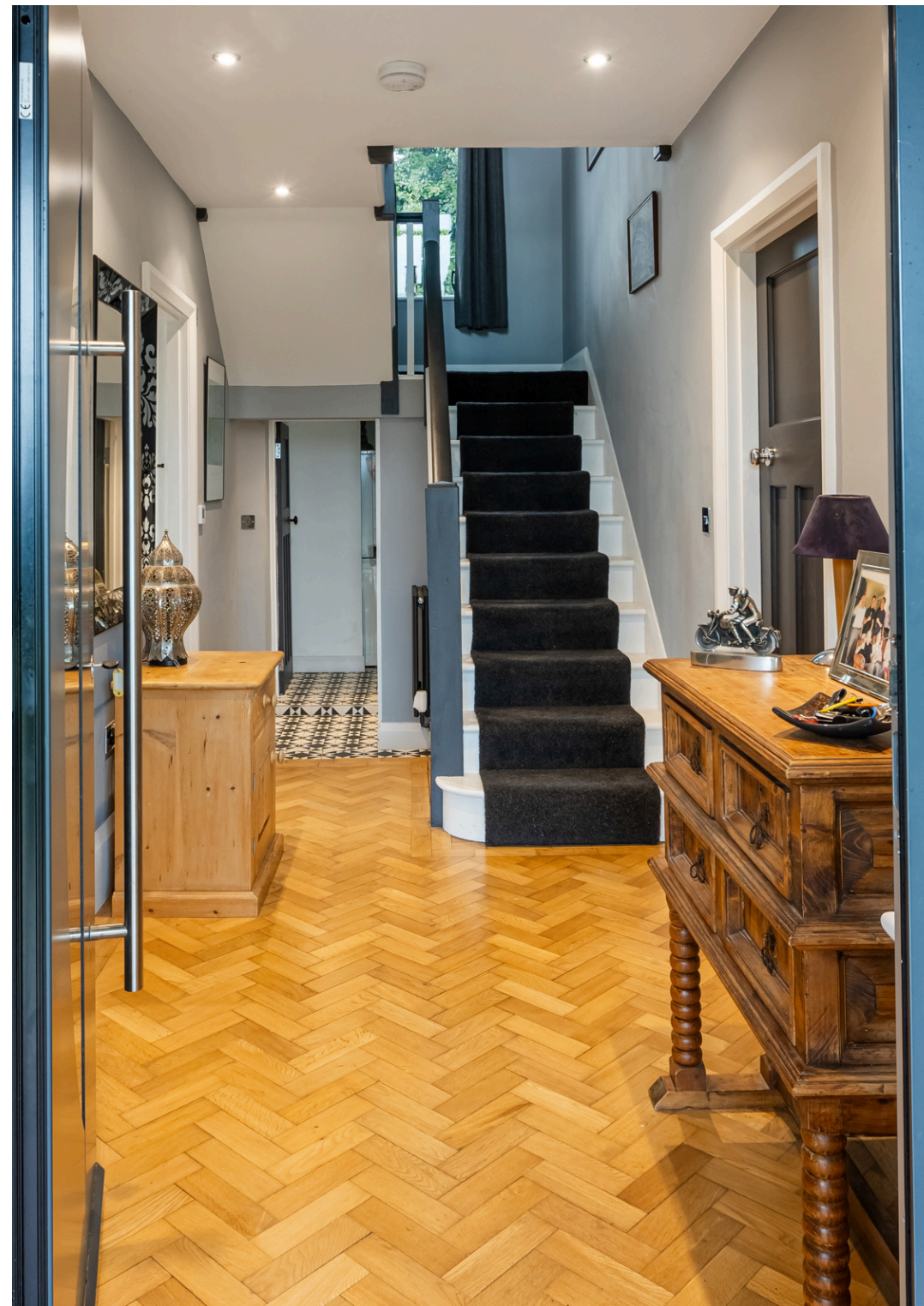
Large Entrance Hallway | Bedroom 1 With Ensuite Shower Room And Walk In Wardrobe | Bedroom 2 With Ensuite Shower Room | Family Bathroom | Bedroom 3 W/C | Utility Room | Gym /Bedroom 5

FIRST FLOOR

Open Plan Kitchen/ Dining/ Living Room | Bedroom 4/ Office | Balcony

EXTERNAL

Parking For Multiple Cars | Level Lawned Garden | Large Terrace | Garage | Rose Garden | Outdoor Storage | Outdoor Shower





Kaslo Grange is a beautifully refurbished 1930s detached property, offering a prime yet peaceful location in central Kingsbridge. Thoughtfully redesigned to enhance its original charm while maximizing space and showcasing breathtaking views, this home captures some of the most stunning countryside and estuary vistas extending all the way to Salcombe.

The ground floor welcomes you with a spacious entrance hallway featuring original parquet flooring, setting the tone for the property's blend of character and contemporary style. The master bedroom includes an en-suite shower room and a walk-in wardrobe, providing a private and luxurious retreat. The second bedroom also benefits from an en-suite shower room and offers direct access to the garden. A further double bedroom and a versatile gym, which could also serve as a fifth bedroom, add to the flexibility of the space. This level also includes a family bathroom with a freestanding bath and separate shower, a utility room, and a conveniently located WC.





As you ascend to the first floor, you are immediately struck by the panoramic views of Kingsbridge, offering a true “wow” factor. The open-plan layout has been carefully designed to combine character and modern living. Restored wooden flooring runs throughout, complementing a bespoke fitted kitchen equipped with a range of integrated appliances and a large central island. The dining and living areas, complete with a log burner, provide a warm and inviting space for both everyday living and entertaining. From both sides of the room, you can step out onto the south-facing balcony, the perfect spot to enjoy the scenery throughout the day and into the evening. In addition there is a room off the kitchen which is utilised as an office currently but also serves as the fourth bedroom.

- Refurbished 1930s home blending charm with modern design
- 4-5 bedrooms, including en-suites, plus versatile spaces like a gym and office.
- Panoramic countryside and estuary vistas with a south-facing balcony.
- Wrap-around lawns, rose gardens, patio, and practical extras including an outdoor shower.

Outside, the property continues to impress with many external areas to enjoy. A wrap around level lawn, large patio area, and original rose garden create a delightful setting, while a private parking area for multiple vehicles, a garage, and secure pathways encircling the home add practicality. Additional features such as an outdoor shower and storage further enhance the functionality of the space. With its seamless blend of character, light-filled spaces, and modern amenities, Kaslo Grange is a truly exceptional home, offering an enviable lifestyle in the heart of Kingsbridge.



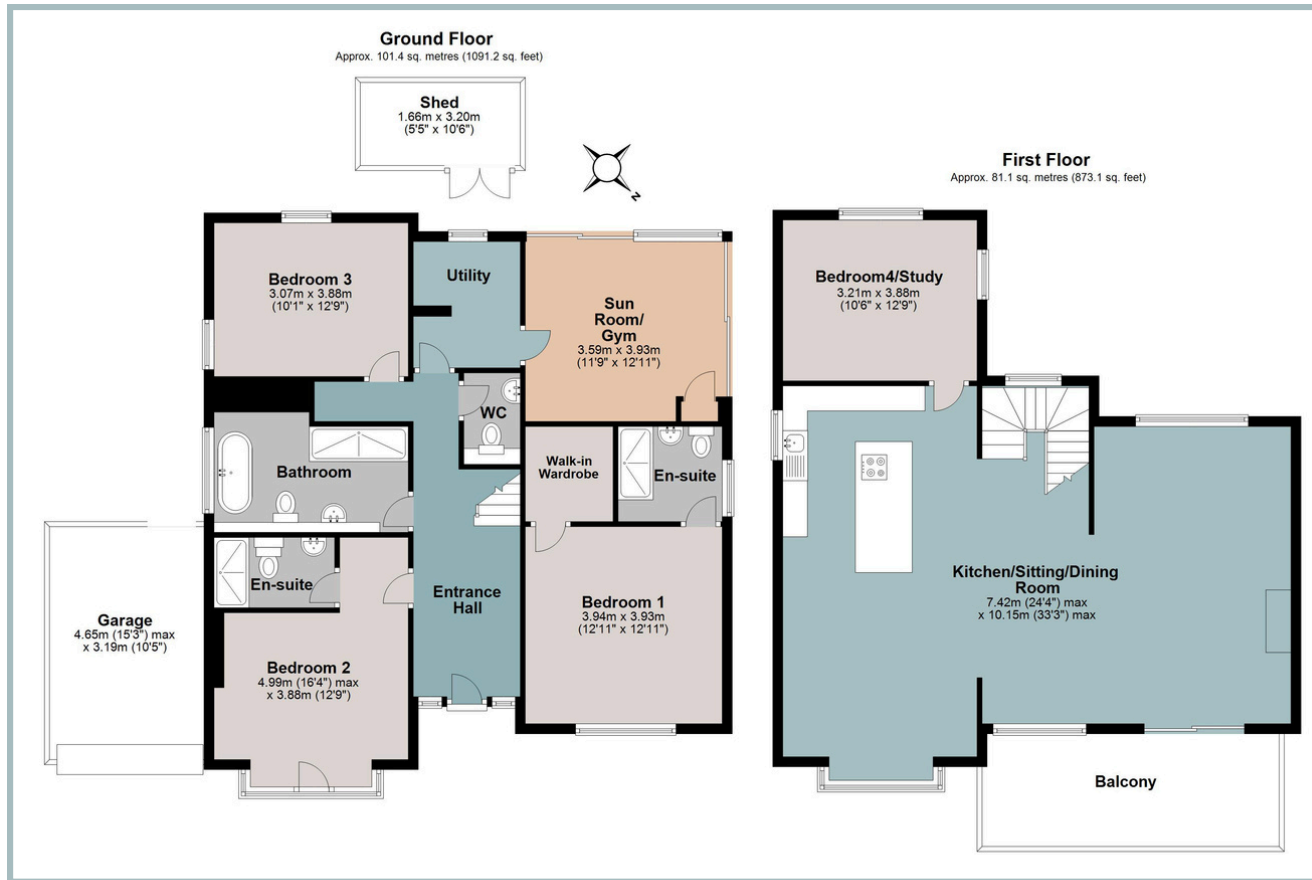


KINGSBRIDGE

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
All distances are approximate





Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

Services: Main electricity, water and drainage. Gas central heating.

EPC: Current D (64) Potential C (79)

Viewings: Very strictly by appointment only

Direction: From our office continue up Fore Street passing the police station. As you go up the hill there will be a left turn with a copper sign marked Kaslo Grange.

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