



CHI

HOMESTEAD
WEST CHARLETON • TQ7 2AH

HOMESTEAD

GROUND FLOOR

Boot Room | Living Room | Dining Room | Kitchen | Music Room | Garden Room |
Utility Room | W/C

FIRST FLOOR

Bedroom 1 With Ensuite Shower Room | Bedroom 2 | Bedroom 3 | Bedroom 4
Family Bathroom

EXTERNAL

Driveway Parking For 4 Vehicles | Detached Garage | Courtyard Garden | Lawned
Walled Garden





“A charming period residence in a desirable village location”...

Homestead offers an exquisite blend of historic charm and modern convenience. Originally two cottages dating back to around 1790, the property was expanded into a farmhouse in the mid-1800s. Recently extensively renovated the current owners have retained its character with exposed beams, stonework, and carefully preserved slate and wooden flooring.

The ground floor's well-proportioned layout welcomes you with an entrance hallway and practical boot room featuring a separate WC. A cosy living room with a striking fireplace and log burner, a refined dining room with its own unique stone fireplace and stone steps to the upper floor, and a music room/library perfect for relaxation and which creates an inviting ambiance. The galley-style kitchen, complete with slate worktops, slate flooring, and a butler sink, balances rustic elegance with functionality. This floor also includes a utility-style room, a w/c/shower room, and a garden room with access to both the courtyard garden and steps to the rear raised walled garden.







Upstairs, the master suite provides a tranquil retreat with a spacious en-suite walk-in shower room, with underfloor heating, complemented by two additional double bedrooms and a small double room currently serving as an office with direct garden access. A tastefully designed family bathroom featuring a separate bathtub and shower, complete also with underfloor heating, adds a touch of luxury. New traditional double-glazed, leaded light windows, traditional-style radiators and brass switches/sockets plus high-quality finishes throughout the property, all add to the comfort and elegance.

- Perfect blend of rustic and modern charm
- 4 well proportioned bedrooms
- Log burners with exposed stone
- South facing garden
- Ample parking and detached garage

The exterior of Homestead is equally captivating, with a side courtyard garden and upper rear private garden enclosed by character-rich stone walls. This serene space features a charming pond and decked area, leading to a detached garage equipped with electricity. At the rear of the property is a utility area for gas and bin storage. The private driveway offers ample parking for multiple vehicles, enhancing convenience.

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WEST CHARLETON

West Charleton is a village very popular for all ages. Its amenities are within an easy walking distance which include a primary school, village hall, Public house and bus stop on the main Dartmouth, Kingsbridge, Plymouth route. A footpath from the village leads to the wildlife haven of West Charleton Marshes and the Estuary foreshore.

Within two miles is the market town of Kingsbridge offering a wide range of commercial, retail, health, sports and educational facilities. The coastline between Start Point, East Prawle and East Portlemouth, is within five miles, with extensive cliff walks, sheltered coves and sandy beaches. Access to Kingsbridge Estuary is within a mile at Newbridge on Bowcombe Creek with boat launching facilities and where moorings may be available to residents subject to the Harbour Masters regulations.

Kingsbridge 1.8 miles - Salcombe 7.7 miles - Totnes 15.2 miles (Railway link to London Paddington) - Dartmouth 12.1 miles
All distances are approximates.



TOTAL APPROXIMATE AREA: 157.3 SQ METRES 1693.3 SQ FT



Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. LPG Calor gas central heating

EPC: Ordered 12.11.24

Viewings: Very strictly by appointment only

Directions: Driving from Kingsbridge continue on the A379 into West Charleton. Passing through the village you will find Homestead on the first left hand turn shortly after The Charleton Inn.

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