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CHARLES HEAD

EST. 1902

EXPERTS IN PROPERTY



The Malthouse • West Buckland

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The Malthouse

West Buckland • TQ7 3AF

Salcombe 7.4 miles | Kingsbridge 3.8 miles | A38 Devon Expressway 12.7 miles | Totnes 16 miles
(London Paddington 2 hours 5 minutes) (all distances and times approximate)

Experience coastal bliss at The Malthouse

Ground Floor

Bedroom 2 - en suite shower | Bedroom 3 - wc | Bedroom 4 |
Family bathroom

First Floor

Master bedroom - en suit bathroom | Open plan kitchen/ dining
living room | Utility room - wc

External

Integrated garage | parking | Patio terrace | Private tiered rear
garden | Option to purchase an additional parcel of land*

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Discover The Malthouse, nestled in the picturesque village of West Buckland, just a leisurely stroll away from the renowned golden sandy shores of Bantham beach. This delightful cottage, spanning two inviting levels, welcomes you with an abundance of natural light, rustic charm, and generous living spaces.

Upon arrival, you can access the property via the ground floor or ascend a set of side steps leading to the first floor, where the heart of the home unfolds. Step inside and be greeted by an open-plan living, kitchen, and dining area featuring exquisite oak flooring. The well-appointed kitchen, complete with integrated appliances, includes a convenient breakfast bar. Adjacent to the kitchen, a utility room with laundry facilities and a restroom offer practical convenience.

The living area exudes character with its beams and a captivating log burner, creating a cozy ambiance that's perfect for those winter evenings. The property's extensive use of windows, Velux skylights, and floor-to-ceiling sliding doors floods the space with natural light, setting a warm and welcoming atmosphere.









Continuing on the first floor, you'll find the master bedroom, boasting high ceilings, beams, oak flooring, and an expansive en-suite bathroom with both a bath and separate shower.

Descending to the ground floor, you'll unveil a host of additional accommodation possibilities. Here, you'll find Bedroom two, complete with its private en-suite shower room and direct access to the front of the property. Bedroom three, presently set up as a twin room, features an en-suite toilet and a cleverly designed jack-and-jill door connecting it to Bedroom four. Bedroom four is a generously sized master suite with direct access to the front of the house, complemented by an adjoining family bathroom.

The ground floor layout is incredibly versatile, offering the flexibility to be configured as bedrooms or personalized living spaces, all tailored to suit your unique preferences and requirements.







Stepping outside, The Malthouse features a delightful private patio area, perfect for outdoor entertaining while enjoying breathtaking countryside views across the valley. An outdoor shower adds a refreshing touch, and steps lead to an additional patio area, ideal for sunbathing. You'll also have access to lawned areas adorned with mature shrubs and fruit trees. To make life easier, the property comes with an integrated garage and parking spaces right in front.

The Malthouse boasts a successful history as a holiday rental, making it an enticing investment opportunity. Alternatively, it stands as a perfect primary residence or a lock-and-leave sanctuary. The charm and comfort of The Malthouse are poised to become your own.

If you're looking to expand your property's grounds, there is an exciting opportunity for a separate negotiation involving the parcel of land opposite the property. This piece of land features a charming pond and is bordered by a tranquil stream, making it an ideal canvas for garden enthusiasts. It also offers ample storage space and additional parking options. The possibilities are truly limitless! For more details, please feel free to inquire.*





West Buckland

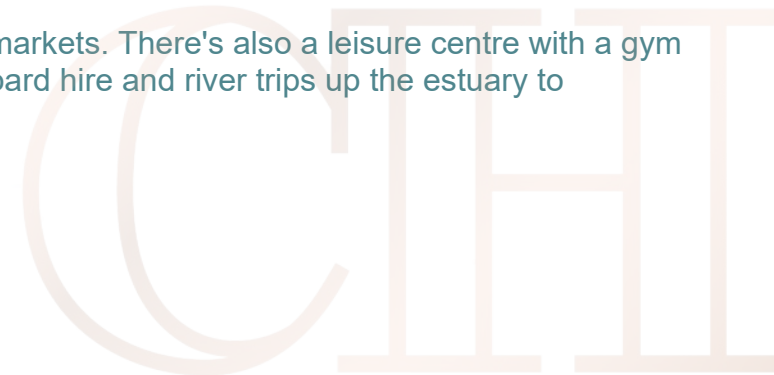


West Buckland is a picturesque hamlet located within a short stroll from the coastal villages of Bantham and Thurlestone. Set away from the main road traffic, the hamlet is set within a valley which provides protection from the wind. Bantham beach, famous for its surfing, offers a range of watersport lessons and equipment hire. Lifeguards are on duty in the summer months (from May - September) and a no dog policy is in place from May - October but there are plenty of walks around the sand dunes and along the riverside to walk with your pooch!

The Sloop Inn, Bantham, "your local" serves up some of the best food in the area, (make sure you leave some room for one of their fabulous desserts!) There's also the Gastrobus, located by the beach which is open daily 10am-5pm serving up breakfast, snacks and pizzas!

The coastal path leading from Batham to the village of Thurlestone is a lovely moderate 3-mile walk and it's dog friendly! The Village Inn, Thurlestone, is another popular local pub that serves up delish food and for a more rustic beach-themed affair, try The Beach House, located at the far end of Thurlestone beach it is renowned for it's grilled fish and seafood dishes.

The market town of Kingsbridge offers all amenities from butchers, bakers, pharmacies and supermarkets. There's also a leisure centre with a gym and indoor swimming pool, two play parks, tennis courts, pubs, restaurants, take-aways, paddle-board hire and river trips up the estuary to Salcombe.



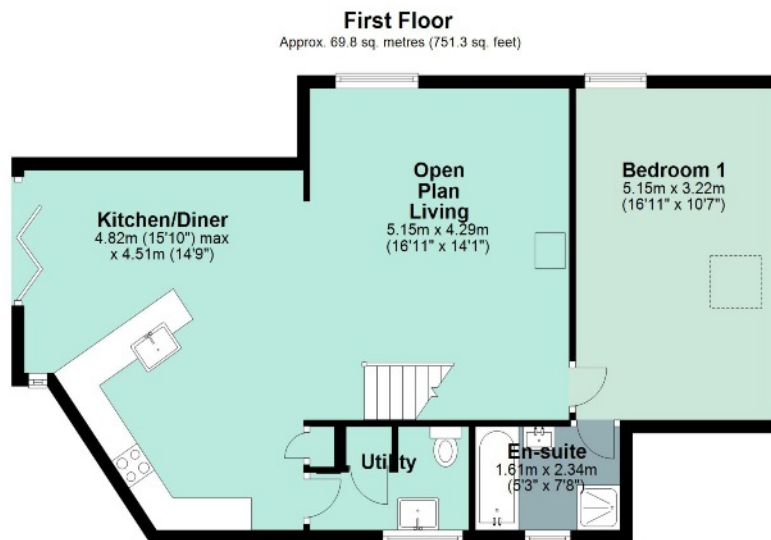
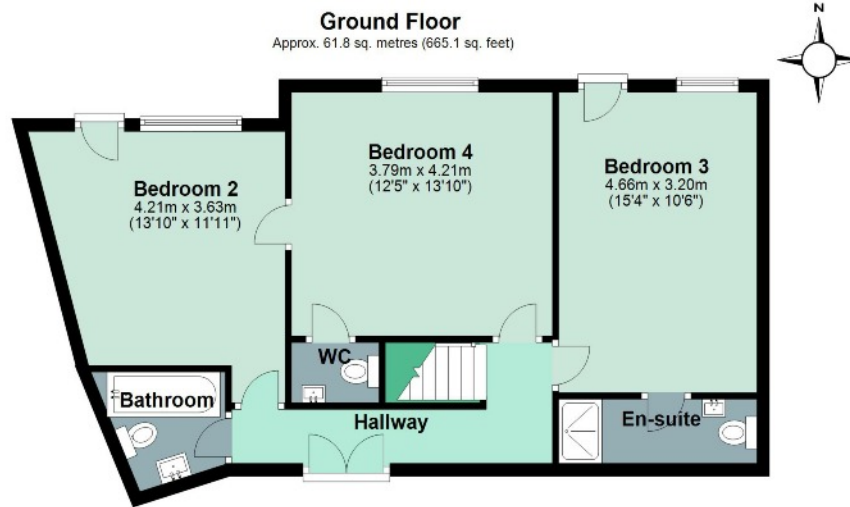
Tenure: Freehold

Council Tax Band: Currently business rated.

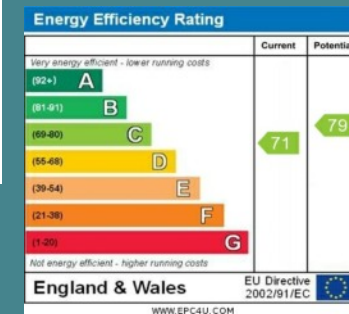
Services: Mains electricity, water, drainage, oil central heating.

Local Authority: South Hams District Council

Directions: From Kingsbridge head towards West Alvington on A381 and continue through village, take the right hand turning signed 'Thurlestone' and take the right back onto A381 towards Thurlestone. Continue and take left towards Thurlestone and follow until you see Clanacombe junction with right hand turn into Buckalnd. Follow the lane into Buckland and you will see The Malthouse on your right.



Total area: approx. 131.6 sq. metres (1416.4 sq. feet)



Viewings strictly by appointment only with Charles Head

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