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LONGLANDS

KINGSBRIDGE • TQ7 1NL



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LONGLANDS

GROUND FLOOR

Entrance Hall | 3 Bedrooms With En-Suite Wet Rooms | Bedroom 4 | Bathroom |
Utility Room

FIRST FLOOR

Kitchen/ Breakfast Room | Sitting/Dining Room | W/C | Utility

EXTERNAL

Multiple Millboard Balconies To The Front And Rear Of The Property | Front
Terrace Laid To Lawn With Gravel | Resin Pathway's | Large Rear Garden Laid To
Lawn | Sun Terrace | Three Parking Spaces | Garage | Outside Store Room





“A meticulously designed contemporary home - An estate agent's dream property to sell!”...

Upon arriving at Longlands, you are immediately struck by the attention to detail evident in every aspect of the property. The resin steps leading up to the entrance, the fencing, pebbled plant borders and lawn area all speak to the premium materials and thoughtful choices made when creating this exceptional home.

- Elevated rural views
- Walking distance into the town centre
- Contemporary design
- Studio ideal for work from home
- 2033.2 sq ft
- Multiple Beaches within 10 minutes drive
- Parking
- Multiple lawn and terraced spaces



Entering the property, you are greeted with a winding staircase with an elegant chandelier, which sets the tone for the beautiful design that awaits within. The open-plan lounge and dining area are bathed in natural light, with large patio doors opening onto yet another balcony offering more magnificent views. Despite its size, the lounge retains a warm ambiance, accentuated by the presence of a log burner. Sliding doors from the dining area lead to the secluded back garden, featuring an expansive lawn and beautifully crafted millboard decking terrace. The thoughtful arrangement of the dining seating area and BBQ setup showcases how this space can be used, particularly during sunsets complete with a drink in hand.

The kitchen is stylish with cream units which lift the space, integrated appliances, plenty of worktop and storage space and the added convenience of the utility room being adjacent, adding to the practicality of the layout.

The ground floor boasts four bedrooms, three of which are en-suite wet rooms, along with a family bathroom. Each bedroom offers storage, stunning rural views and natural light flooding in via the sliding doors that open onto the lower terrace. The entire property benefits from underfloor heating for added comfort. There is an additional outdoor room that is currently used as a Pantry / Laundry Room / Storage area.

The picturesque views can be enjoyed from the large terrace looking towards Marlborough and Salcombe visible in the distance, providing the ideal backdrop for entertaining.

The property benefits from off-road parking including a garage with power and an electric door conveniently located across the road.

This is a very unique property for Kingsbridge, offering a turnkey purchase. All you need to do is decide where you are going to put your furniture!





KINGSBRIDGE AREA

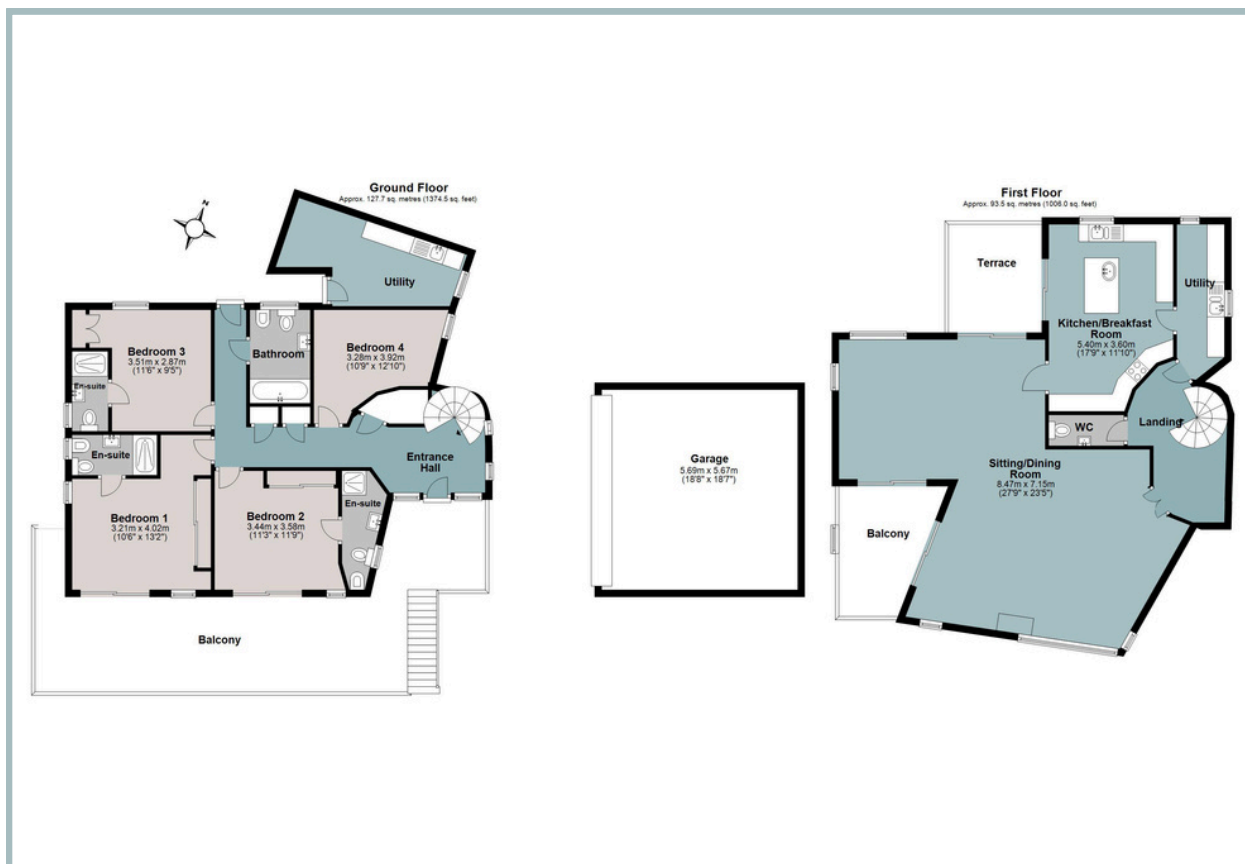
Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, 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 beaches, hidden coves and breathtaking walks on the doorstep.

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles



TOTAL APPROXIMATE AREA: 2033.2 SQ FT 188.9SQ METRES



Tenure: Freehold

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains electricity, water, drainage and Gas.

EPC: Current C (78) Potential B (85)

Viewings: Very strictly by appointment only

Directions: From our office turn right down Duncombe Street. Continue straight onto Church Street and bear left. As you reach the over head bridge turn right down Belle Cross Road. The property will be on your left.

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