CHARLES HEAD
EST.1902
EXPERTS IN PROPERTY

CLEVEDON

Hope Cove, Nr. Kingsbridge, TQ7 3HY

£795,000

CLEVEDON

Large detached house in quarter acre garden, 350 yards from the beaches of Hope Cove with views to the sea. Full development ST planning or restore to fine family home. Currently large 3 bed and 2 bed flats. South Facing gardens, Double garage.

- **5 Bedroom house**
- **2 Bathrooms**
- **2 Kitchens**
- **3 Receptions**
- **Quarter acre of garden**
- **Currently split into two flats**
- **Double garage**
- **In a favoured location, in an up and coming area**
- **350 yards from beach**
- **Access to Private road at rear of house**
- **Sea views**
- **Opportunities for a project / restore to a family home**

A walk of 350 yards takes you to facilities in the village set back from the sea front which include The Cove Cafe Bar, Hope and Anchor public house, Post Office Stores and Cottage Hotel. Continue the walk a little further to Inner Hope and there is the famed picture postcard Square of former fisherman's thatched cottages, former Lifeboat Station and slipway. The village adjoins mainly National Trust administered coastline which provides miles of wonderful cliff walks to Salcombe in the south and Bantham in the north along part of the South Devon Coast Path. In the nearby village of Malborough additional facilities are available including shop/filling station and the market town of Kingsbridge approximately six miles offers a comprehensive range of commercial, retail, health and educational facilities. The sailing centre of Salcombe offers a deep water harbour and for the keen golfer the nearest course is situated at Thurlestone just along the coast where is also found the 4* Thurlestone Hotel.

Well situated in the very popular old fishing village of Hope Cove only 350 yards from the two beaches and slipway is Clevedon a large Detached House in a quarter acre garden affording views to the south and west over the village to the sea. Currently divided into two flats there is the opportunity to restore the house to its former glory as a fine family home or, subject to planning permission, redevelop the whole to multiple units. Gardens to the front and rear gently sloping to the south provide very good open spaces and access over a private roadway to the rear leads to the double garage and there is space to create additional parking.

Clevedon is of concrete block and brick cavity wall construction with a rendered exterior under a slate roof standing centrally within the quarter acre plot providing considerable potential in this much favoured location and comprises:

On the Ground Floor

Flat 1

Glazed Entrance Porch

Hallway, with coat hanging recess, telephone point.

Sitting Room, with views to the south and west over the village to the countryside and sea, blocked fireplace.

Bedroom 1, with views to the south over the village to the countryside, blocked fireplace.

Dining Room, with oil fired Rayburn in recess and painted wooden mantel over, airing cupboard containing the hot water cylinder fitted with an electric immersion heater, recessed shelved cupboard.

Kitchen, with working surfaces, inset 1 1/2 bowl single drainer sink top, cupboards and drawers under, wall cupboards, tall cupboard, electric cooker point, plumbing for washing machine. Door to rear Covered Entrance, with separate WC and store cupboard.

Inner Hall, with recessed hanging cupboard.

Bedroom 2, with views to the south over the village to the countryside, telephone point.

Bedroom 3, with built in wardrobe and cupboard over, basin having mirror and light/electric shaver point over.

Shower Room, with a white suite comprising corner glazed and tiled cubicle having a Mira thermostatic shower, basin and WC. Electric towel rail, electric shaver point, electric wall heater.

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External side steps lead up to Flat 2

On the First Floor

Open Entrance Porch, with glazed entrance door and side screens.

Hallway, with hatch to roofspace.

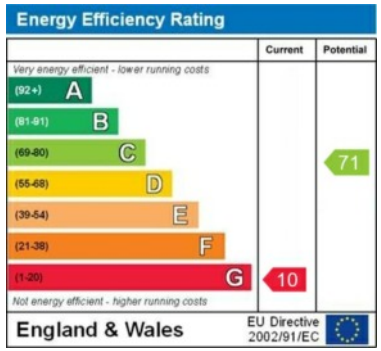
Sitting Room, with views to the south and west over the village to the countryside and sea, stone fireplace and hearth currently blocked, shelved recess.

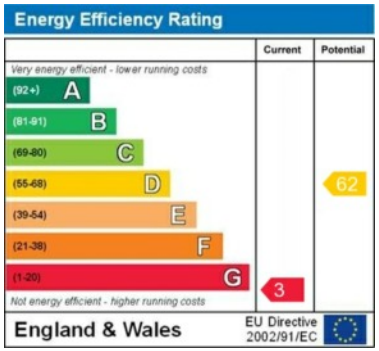
Kitchen, with single drainer sink unit, working surfaces, cupboards and drawers under, wall cupboards, electric cooker point, plumbing for washing machine airing cupboard containing the hot water cylinder fitted with an electric immersion heater.

Bedroom 1, with the same views, built in shelved and hanging cupboards, telephone point.

Bedroom 2, with built in wardrobe, white basin and mirror over.

Bathroom, with a suite comprising bath having a shower over, basin and WC. Electric wall heater, towel rail, part tiled.





Outside

A gate opens to steps up to the front garden with gravelled path leading to the gravelled terrace across the front of the house edge with flowers in beds. The garden is laid mainly to grass with flowering shrubs, palm tree and hedging. Grass and flowers continue to the side of the house and the rear where there are mature apple and pear trees. Paths lead around to the rear of the house and up to the Double Garage 5.65 x 5.29 (18'6" x 17'4"), with up and over door. A timber shed is located at the top of the garden. the western boundary is stone walled, the other side and rear boundaries have mature hedges.

A private road to the rear over which there is a right of way leads to the parking area in front of the garage.

SERVICES Main electricity, water and drainage.

COUNCIL TAX BAND FLAT 1 C
FLAT 2 C

POSTCODE TQ7 3HY

Directions

On entering Hope Cove from Malborough continue down into the village towards the sea. Passing a turning to the left to Inner Hope continue for a very short distance and Clevedon is on the right.

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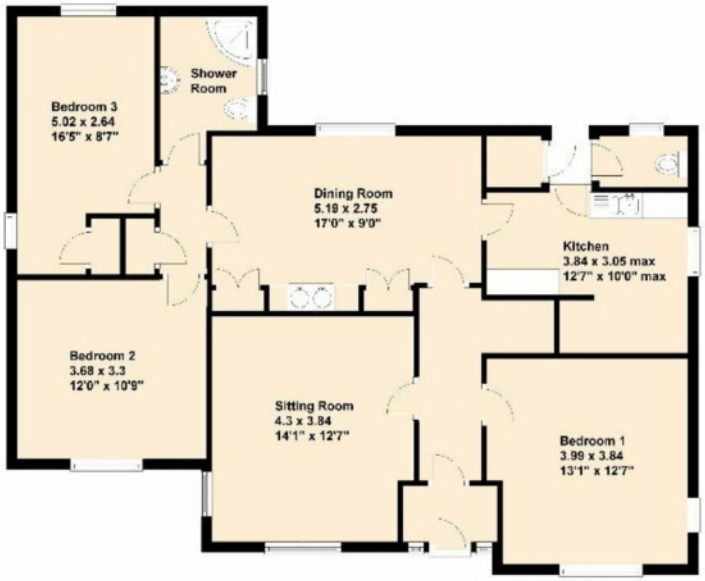
Ground Floor

Approx. 104.3 sq. metres (1122.7 sq. feet)



Total area: approx. 104.3 sq. metres (1122.7 sq. feet)

First Floor

Total area: approx. 71.8 sq. metres (773.2 sq. feet)

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DISCLAIMER

1. These particulars are intended as a fair description of the properties and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to view.