







# STANBROOK COURT

## 114 FORE STREET-GROUND FLOOR

Large Entrance Hallway | Living Room | Kitchen | Sitting/Dining Room | Utility

#### 114 FORE STREET-FIRST FLOOR

Bedroom 1 | Bedroom 2 With En-Suite Bathroom | Bedroom 3 | Bedroom 4 Bathroom | W/C

#### FLAT 1

Self Contained | Kitchen | Living Room | Bedroom | Bathroom

#### FLAT 2

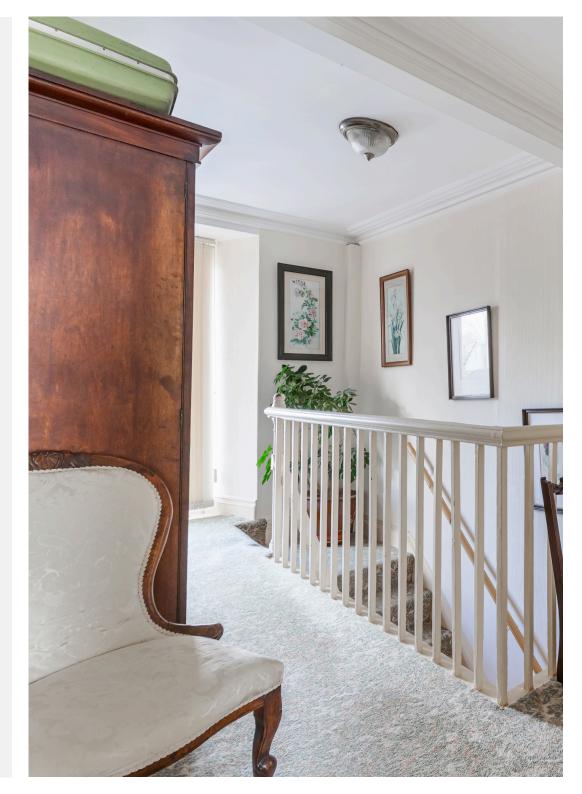
Self Contained | Kitchen | Living Room | Bedroom | Bathroom

## THE COTTAGE

Self Contained | Open-Plan Kitchen/ Dining/ Living Room | Bedroom | En-Suite Shower Room

## EXTERNAL

Large Lawned Gardens | Outbuildings With Utility Facilities And Storage Swimming Pool | Orchard With Garden Chalet | Two Garages | 4 Parking Spaces





# "A rare Kingsbridge estate offering charm, versatility, rental income, and extensive private grounds."...

Stanbrook Court, a distinguished Grade II listed estate, presents a rare chance to acquire a substantial and versatile property in a prime and vibrant town center location. This unique estate offers a combination of character, space, and investment potential.

- Incredible opportunity
- 1x 4 bedroom property 2x 1 bedroom apartments 1x 1 bedroom cottage
- Extensive landscaped tiered garden with swimming pool
- Two garages and four parking spaces near to the property
- Grade II listed with period features
- Walking distance into the town centre









The Main Residence





At the heart of the property is a well-proportioned fourbedroom home spread over two floors. It features multiple living areas, including a dining/snug, a spacious living room, a well-equipped kitchen, and a utility room. Period charm shines through original features like a log burner, while the home flows naturally into a private rear garden, blending character with practicality for comfortable modern living.

Beyond the main house, three self-contained one-bedroom residences. These currently provide long-term rental income with a successful history but offer flexible potential. With planning approval, they could be reintegrated into the home, used for multi-generational living, or converted into holiday lets.

The extensive private grounds are a standout feature, offering a peaceful retreat rarely found in such a central location. Highlights include a swimming pool, croquet lawn, orchard with a large summer house, and multiple outbuildings. Two garages and four parking spaces, just a short walk away, complete the offering.

Opportunities of this scale and centrality in Kingsbridge are extremely rare. Whether as a primary residence, a multiunit investment, or a combination of both, this estate is a remarkable find. Viewing is essential to fully appreciate the scope and potential of this unique property.











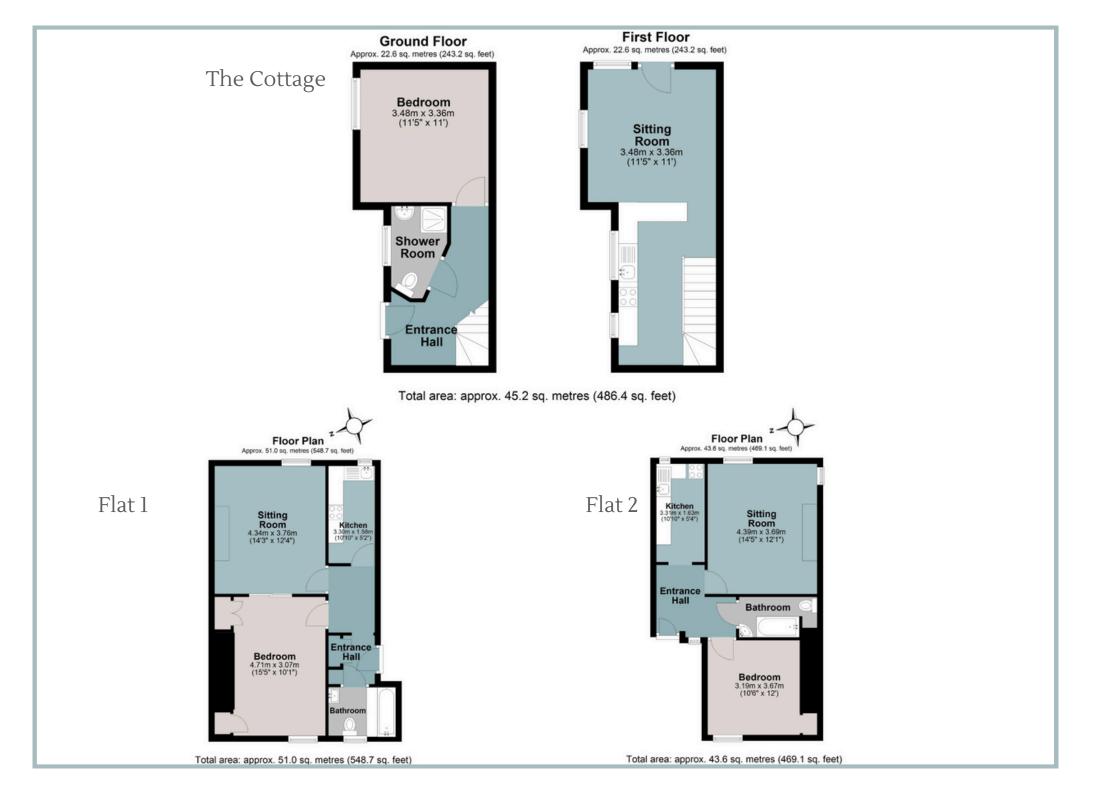


# KINGSBRIDGE

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





#### TOTAL APPROXIMATE AREA: 200.1 SQ METRES 2153.4 SQ FT



# Tenure: Freehold Council Tax Band: 114 Fore Street- C Flat 1- A Flat 2- A The Cottage-A Local Authority: South Hams District Council Services: Mains Electricity, Water And Drainage. Electric Heating. EPC: 114 Fore Street-Current D (59) Potential C (78) Flat 1-Current E (53) Potential B (81) Flat 2- Current E (41) Potential B (78) The Cottage- Current E (49) Potential C (74) Viewings: Very strictly by appointment only Directions: From our office continue up Fore Street and the

What Three Words: ///palm.nibbles.thundered

property will be on your left.

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.

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