



# 2 Woodlands • West Buckland



Welcome to 2 Woodlands, a picturesque property that offers a serene and comfortable living experience. As you enter through the charming porch, you'll be greeted by a warm and inviting kitchen, perfect for culinary adventures and gatherings with loved ones.

The ground floor boasts a shower room and WC. Adjacent to these facilities is an office. Continuing your journey through the property, you'll discover a spacious dining room with log burner which is currently being used as a living room. The living room seamlessly connects to the dining room, which features an original fireplace.

Ascending to the first floor, you'll find a split-level landing with a convenient storage cupboard and access to the principal rooms. The master bedroom is a spacious room and is complete with a dressing room, allowing you to indulge in comfort and convenience. Additionally, there is a second bedroom, which is a double and has natural lighting flooding in through the windows. Completing the first floor is a well-appointed family bathroom, with bath over shower.



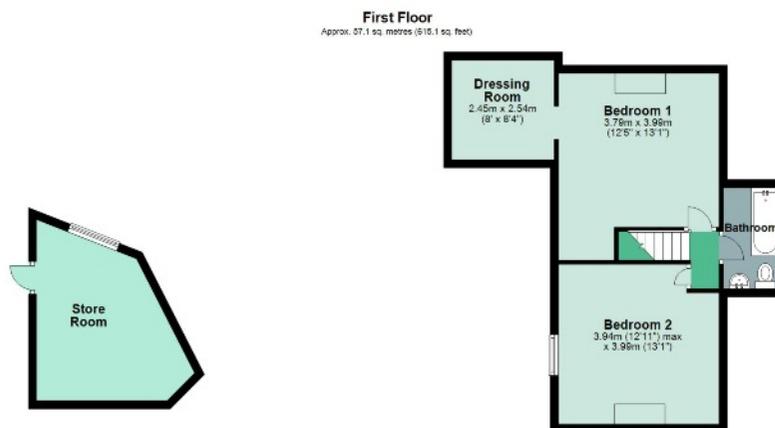
## A Cottage with outbuilding located in the picturesque village of West Buckland.

Outside the main residence, you'll discover an impressive outbuilding with two floors. The ground floor currently serves as additional storage and a utility room, providing ample space for all your storage needs. The second floor has been thoughtfully converted into a study, offering a quiet and inspiring space for work or creative endeavors.

Nestled adjacent to the second-floor study is a beautiful garden laid to lawn, providing a picturesque backdrop for outdoor activities and moments of tranquility. Connected to the outbuilding is a garage with parking for 2 vehicles. The land adjacent is not part of the sale.

The hugely sought after village of West Buckland is perfectly located between Bantham Beach and Thurlestone Village. The village offers a vibrant local community and is surrounded by the wonderful woodland and open countryside. Bantham is only a short level walk away where you will find the Sloop Inn, village shop and the mouth of the River Avon. The famous Burgh Island is located just off the coast and is easily accessible via a seasonal ferry from Bigbury on Sea, or a short stroll along the shoreline (tide permitting). The nearby market town of Kingsbridge (approximately 5 miles) provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling, and churches.





Total area: approx. 167.2 sq. metres (1799.4 sq. feet)

**Tenure: Freehold**

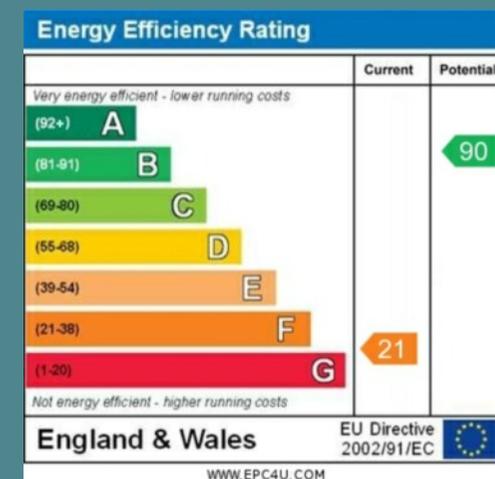
**Council Tax Band: D**

**Local Authority: South Hams District Council**

**Services: Mains electricity, water and drainage. Oil fired central heating.**

**Directions:** At the Bantham Cross roundabout, head towards Salcombe then take the 2nd right towards Thurlestone. Keep on this lane for approx 1.5 miles going straight on at the junction. Take the next right turn towards Buckland and Bantham. Continue on the road through the village and there is a sharp left turn down a hill, the property is located here.

**Viewing's: Very strictly by appointment only.**



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