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CHARLES HEAD

EST. 1902

EXPERTS IN PROPERTY



37 Lower Warren Road • Kingsbridge

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Nestled within the charming town of Kingsbridge, Devon, lies the exceptional 37 Lower Warren Road. This residence is an embodiment of unique architectural design, surrounded by mesmerizing water and rural landscapes. A canvas of boundless potential, this property beckons to those with a discerning eye for a truly exceptional home.

Upon arrival, the integral garage seamlessly connects to the residence, offering immediate convenience and security. The spacious office space, meticulously designed for modern work-from-home needs, sets the tone for the property's versatility. The kitchen and dining area, thoughtfully appointed and inviting with the potential to create an open plan kitchen/diner with water views. A strategically placed WC on this level offers added convenience.

Descending to the lower level unveils the essence of this home down the spiral staircase. The open-plan lounge, graced by soaring ceilings, radiates grandeur and spaciousness. A cozy log burner nestled within adds warmth and character. When the grand sliding doors open, they reveal an expansive terrace—a true outdoor sanctuary. This space provides an ideal setting for savoring panoramic water and pastoral views, perfect for relaxation and elegant entertaining.



A unique opportunity to acquire a substantial 4 bedroom property.

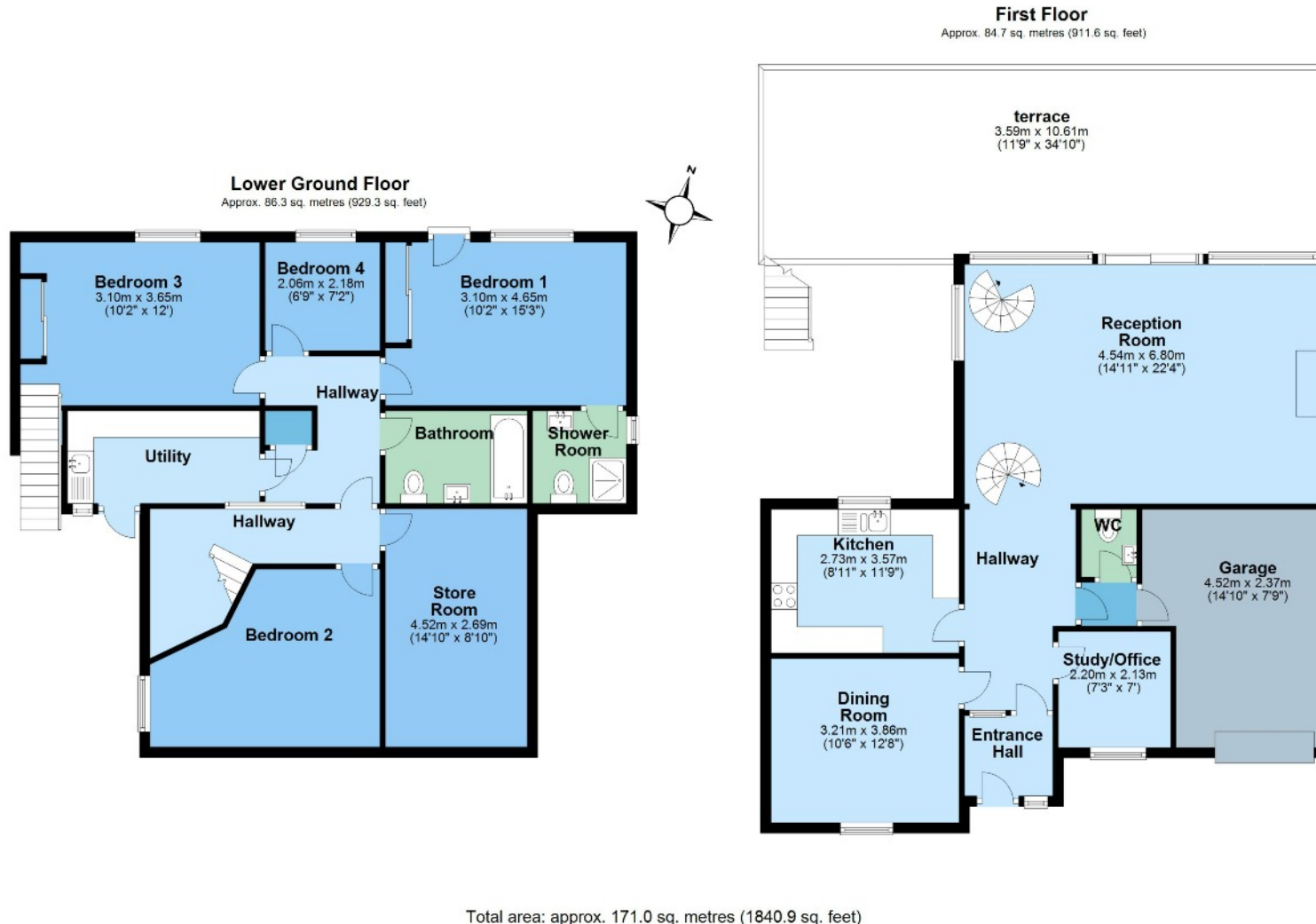
The lower level is also home to four bedrooms, three of which enjoy captivating water views and one with en-suite shower room, transforming each room into a haven of tranquility. Additionally, a family bathroom, multipurpose room and a utility room with direct exterior access adds convenience to daily living.

While the residence may carry the charm of a bygone era, its unique design and unrivalled location offer endless possibilities for reimagining and revitalization. This canvas eagerly awaits the touch of those with vision and discerning taste, ready to transform it into a sophisticated and stylish retreat.

A hallmark of 37 Lower Warren Road has its generous grounds, a blank canvas for creating an opulent outdoor entertainment area. As a west-facing property, it is the perfect place to watch the sunset, bask in the evening sun, and observe the tranquil life on the water, making every day a picturesque retreat. The property has plenty of storage with a large space underneath the property which can be accessed from the side. With a private driveway and plenty of on road parking it ticks all the boxes!

Do not miss the unparalleled opportunity to make this distinctive residence your own. Arrange a viewing today to explore first hand the potential and grandeur of 37. Your vision awaits, and your dream home beckons. Contact us for an exclusive viewing experience.





Tenure: Freehold

Council Tax Band: E

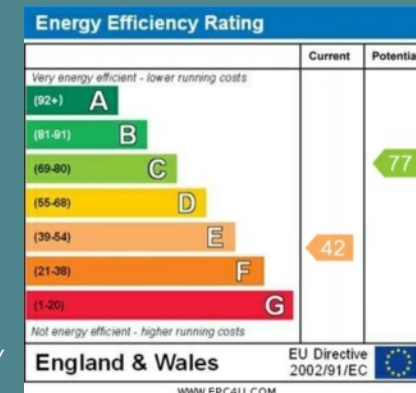
Local Authority: South Hams District Council

Services: Main electricity, water, drainage and gas. Gas central heating.

Directions: From the centre of Kingsbridge take the exit towards the promenade. Follow this road and take the left turn into Highfield Drive.

Continue up the road and take the 2nd right turn down Lower Warren. The property will be on your right.

Viewing's: Very strictly by appointment only.



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