



# The Bolt Hole • The Pod Kingsbridge



Less than a minute walk to the water's edge.



# The Bolt Hole & The Pod

Kingsbridge • TQ7 1JW

Salcombe 6.8 miles | A38 Devon Expressway 13.4 miles | Totnes 13.1 miles (London Paddington 2 hours 5 minutes) (all distances and times approximate)

Conveniently located at 7 Highfield Drive, The Bolt Hole and Pod offer a truly exciting opportunity. Providing both a 3 bedroom home (The Bolt Hole), with the addition of a detached holiday unit (The Pod), this flexible accommodation could be used for large or multi-generational families, self-contained guest room, or additional revenue stream.

Both properties have an extensive and successful letting history which can be made available upon request.

Perfectly positioned for easy access to the towns many amenities, it is only a 2 minute walk to the public slipway, from where a paddleboard can be launched!

## The Bolt Hole

- Entrance hall.
- WC.
- Large open plan kitchen/living/dining room with access to rear garden.
- Principal bedroom (double) with ensuite shower.
- Bedroom 2 (double).
- Bedroom 3 (double).
- Family bathroom

## The Pod

- Open plan kitchen/living/dining room with access to rear garden.
- Bedroom.
- En-suite shower room.
- Parking space.

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The sophisticated, chic beach house styling continues throughout with versatile open plan living, kitchen dining space opening onto a private decked garden. Renovated to a high standard, the fully fitted shaker style kitchen with built in appliances is complimented by the neutral tones and wood flooring.

To the front of the properties is driveway parking for several vehicles and a garden laid to lawn with mature planted borders.

The rear garden has been extensively decked (Millboard decking) and includes mature planted borders, resulting in a low maintenance yet stylish and relaxed area to enjoy the spectacular sunsets. The rear provides a southerly aspect and partial estuary views creating the perfect place to sit back in the hot tub and enjoy the spectacular sunsets.

The cleverly designed “Pod” has been a huge success since launch. The open plan living, kitchen, dining space with hall leading through to a double bedroom and shower room has all the comforts of modern luxury with complete privacy.





## Kingsbridge

The highly desirable and sought-after market town of Kingsbridge is located at the head of the Salcombe estuary.

Kingsbridge is positioned perfectly in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and 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, all whilst retaining a small town feel with a strong community.

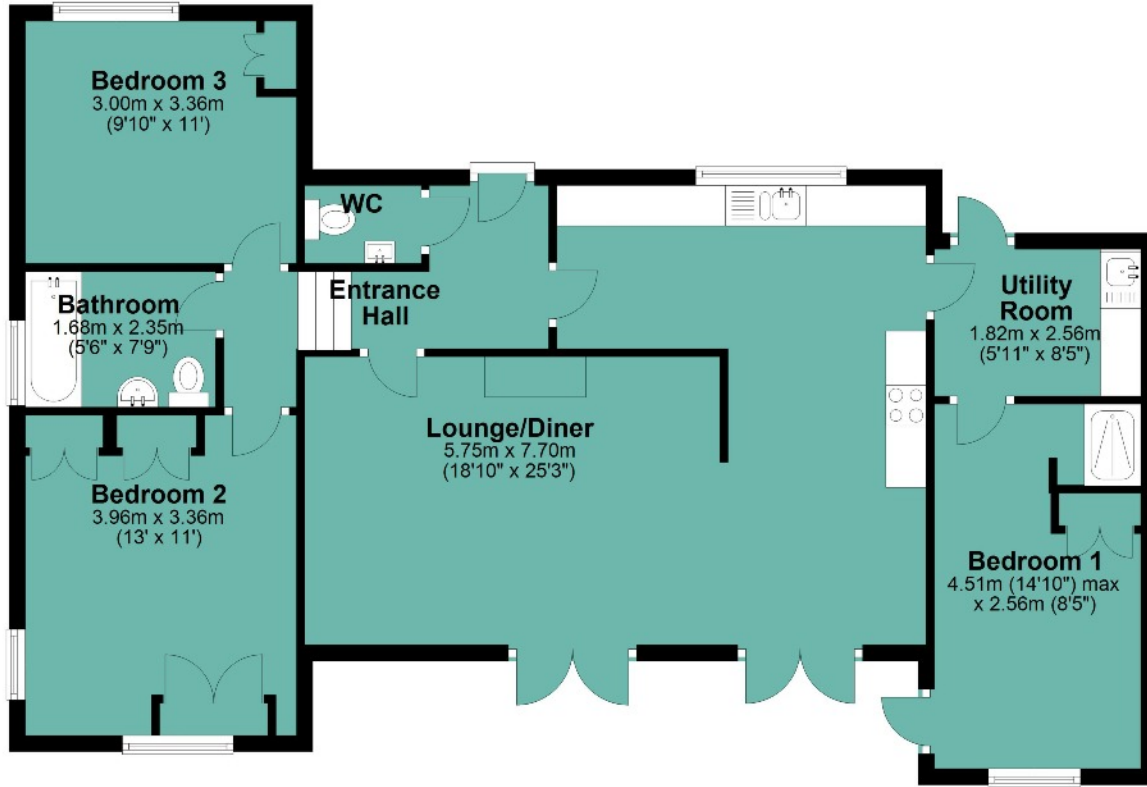
Kingsbridge Academy is one of the highest rated educational facilities in the UK. The town offers regular sporting activities as well as markets and social events. There are a number of boat moorings along the estuary and quay and regular public transport links to nearby Dartmouth, Salcombe and the surrounding villages.

The area has an abundance of beaches, coves and country and coastal walks. The market town of Totnes is approximately 13 miles away and offers a direct main line rail link to London Paddington in approx. 3 hours.



### Ground Floor

Approx. 90.9 sq. metres (978.0 sq. feet)



Total area: approx. 90.9 sq. metres (978.0 sq. feet)

### Ground Floor

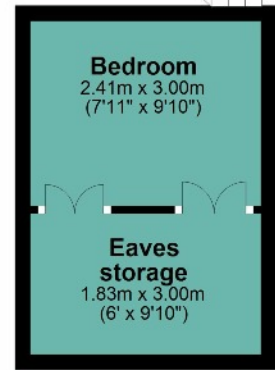
Approx. 29.9 sq. metres (322.1 sq. feet)



Total area: approx. 43.0 sq. metres (462.6 sq. feet)

### Mezzanie Level

Approx. 13.1 sq. metres (140.5 sq. feet)





**Tenure: Freehold**

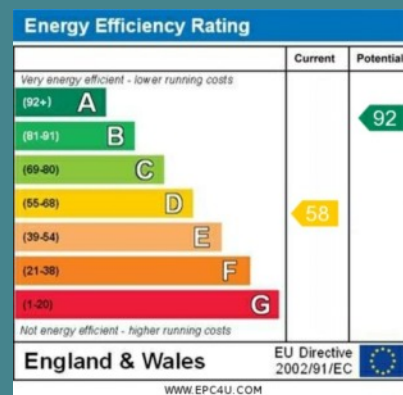
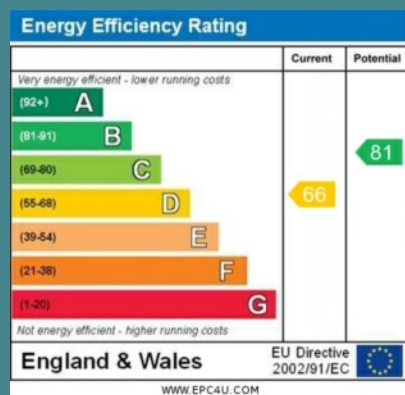
**Council Tax Band: D**

**Local Authority: South Hams District Council**

**Services: Mains electricity, water, gas and drainage**

**Directions:** Heading from the Kingsbridge Promenade towards A379 Dartmouth,  
Take the second left turning into Highfield Drive. The Bolt Hole  
Is located just a few houses up on the right hand side.

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



**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.