



The Forge, Chillington, Kingsbridge

The Forge, Chillington, Kingsbridge TQ7 2HS

A prospective two-bedroom detached home in charming Chillington. The site benefits from full planning: Application Ref 3447/21/FUL

A38 14 miles, Beesands 2.5 miles, Kingsbridge 4.5 miles, Salcombe 10.5 miles, Dartmouth 10.5 miles, Totnes 13.5 miles, Totnes station 13.5 miles (Exeter from 31 minutes), Plymouth 29.5 miles, Exeter 41 miles

Proposed: Reception hall | Kitchen/dining room
Sitting room | Utility | Cloakroom | 2 Bedrooms
Family bathroom

The property

The Forge is a proposed new-build property in the village of Chillington, Devon. It will sit on the site of an existing derelict building, with present plans showing a contemporary two-storey, two-bedroom detached home with an attractive stone and wood-cladding exterior.

The ground floor will benefit from two separate reception rooms, including a good-sized kitchen/dining room with built-in units and dual-aspect windows. A cosy sitting room will feature large windows and a fireplace. There are also plans for a separate utility next to the kitchen and a downstairs cloakroom off the main reception hall.

Upstairs, two well-proportioned bedrooms will sit in the eaves. Between them is a proposed modern family bathroom with a separate shower unit.

Outside

The property will benefit from off-road parking and a small patio area and will be ideally located within walking distance to the village centre.

Location

The Forge will sit right at the heart of the charming rural village of Chillington, which has an excellent doctors' surgery, village shop and post office, and an Ofsted outstanding primary school in nearby Stokenham. Chillington is near the market town of Kingsbridge and the coastline at Slapton Sands. The village also benefits from an excellent gastro pub, The Bear and Blacksmith. Nearby Kingsbridge offers a good range of day-to-day facilities including independent and High Street shopping, South Hams minor injuries unit and doctors' and dentist surgeries together with two major supermarkets, a cinema, leisure centre, library and numerous public houses and restaurants. The head of the estuary offers boat moorings, quays and slipways while the general area offers magnificent sandy beaches and some fabulous coastal and countryside walks. The popular sailing towns of Dartmouth and Salcombe are within easy reach, as are 18-hole golf courses at Bigbury and Thurlestone.

The property enjoys excellent communication links: both Ivybridge and Totnes train stations offer regular trains to Paddington and the nearby A38 Devon Expressway gives access to major towns and to the national motorway network. Exeter Airport offers a growing number of national and international flights, including daily flights to London City Airport.

The area benefits from a good selection of state schooling including Kingsbridge Community College, the bus route is accessed close to Langholm. There are also excellent independent school offering transport facilities from nearby Kingsbridge.



Existing Elevations



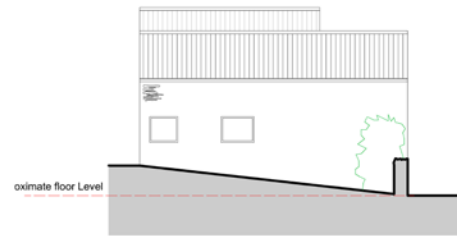
East Elevation - As Existing
(1:100)



North Elevation - As Existing
(1:100)



West Elevation - As Existing
(1:100)



South Elevation - As Existing
(1:100)

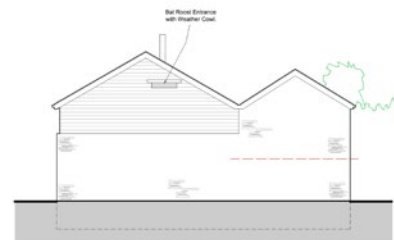
Proposed Elevations



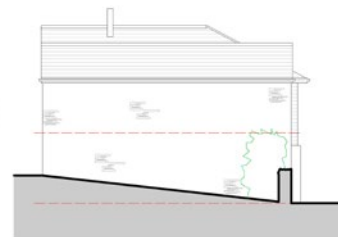
East Elevation - As Proposed
(1:100)



North Elevation - As Proposed
(1:100)



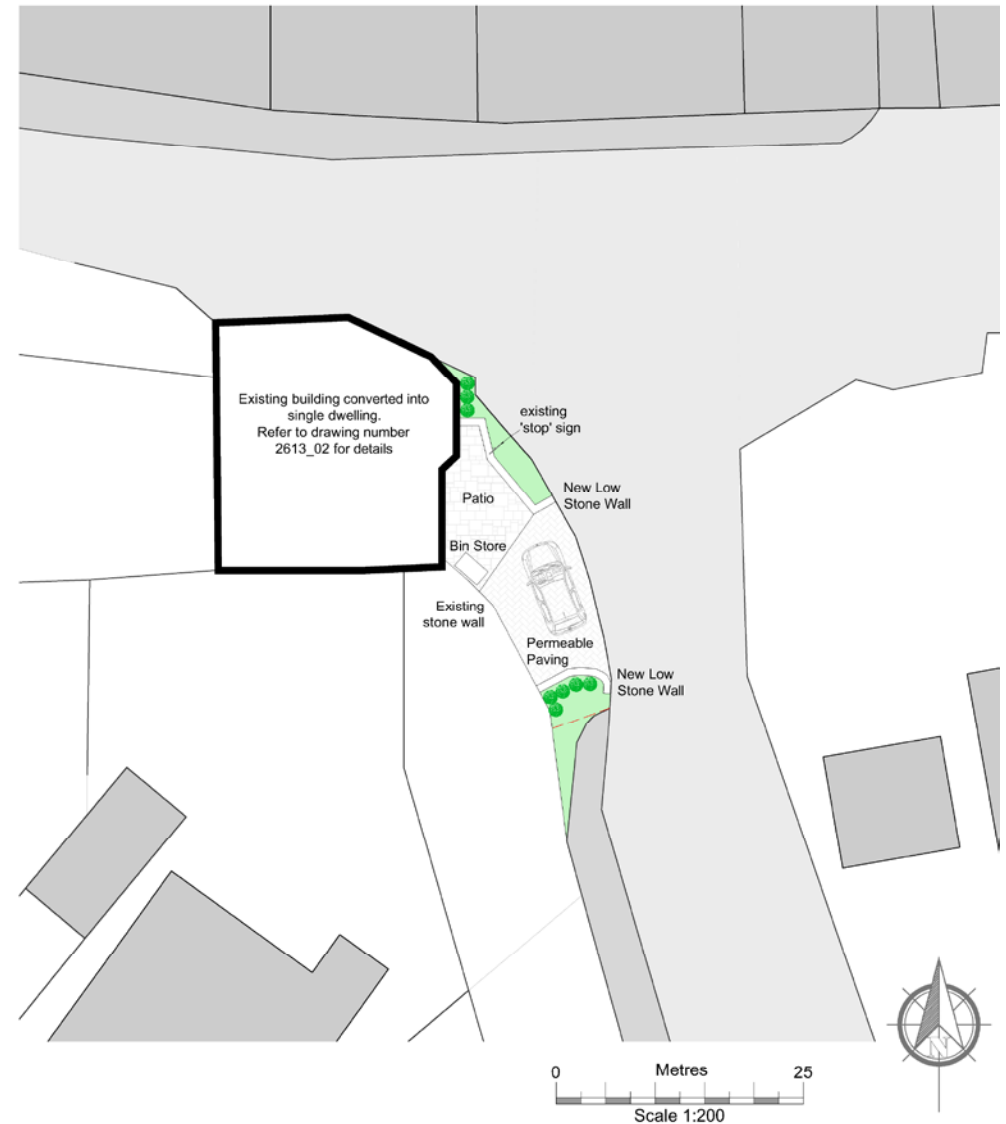
West Elevation - As Proposed
(1:100)



South Elevation - As Proposed
(1:100)

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client	Mel Hoskins Graham Carter	date	Oct 2021
project	The Forge, Chillington, Kingsbridge, TQ7 2HS	scale	1:500 @ A4

drawing	Site Plan
drawing no.	2613.03 A

Directions

From Kingsbridge follow the A379 in a southerly direction, sign-posted to Dartmouth. Follow the road for approximately 4.5 miles, through West Charleton and into Chillington where the site will be on the right hand side.

General

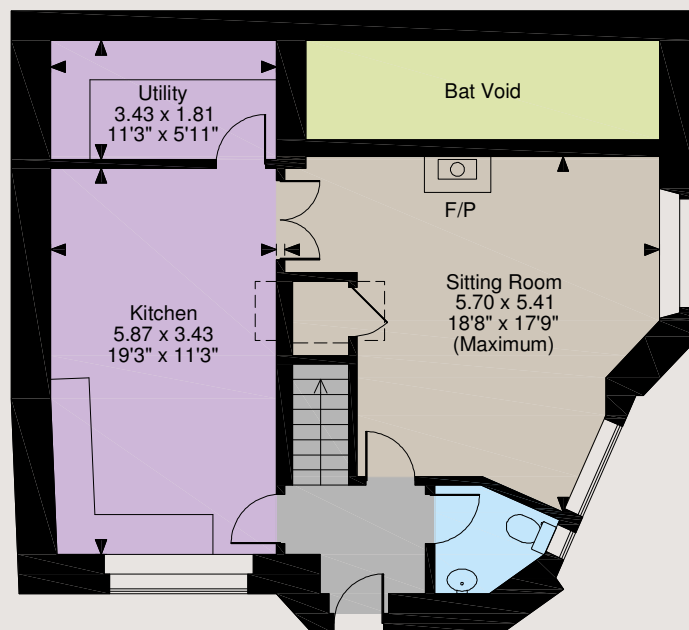
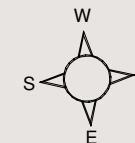
Local Authority: South Hams District Council

Services: Mains electricity and gas. Private water and drainage is not yet compliant with current regulations.

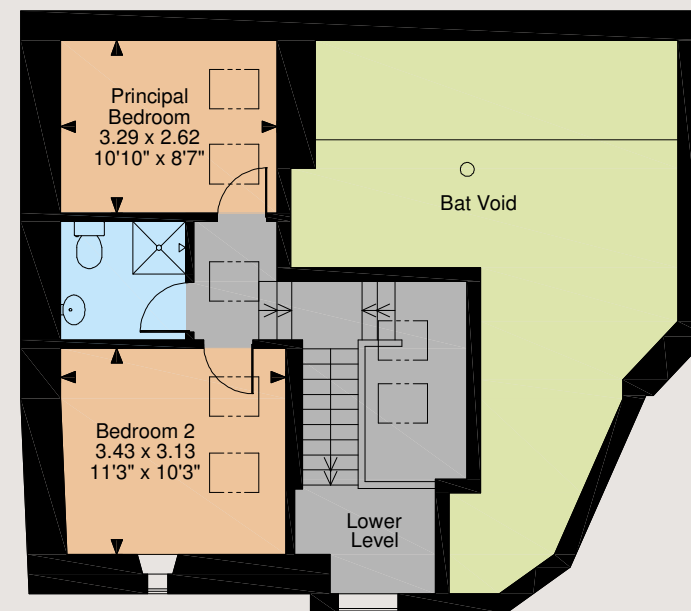
Tenure: Freehold

Guide Price: £175,000

The Forge, Chillington
Internal area 975 sq ft (91 sq m)



Proposed Ground Floor



Proposed First Floor

Exeter

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□ □ □ Denotes restricted head height

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