

The Retreat Goveton, Kingsbridge



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A characterful and spacious period home, set within attractive grounds in an elevated rural position near the sought-after South Hams town of Kingsbridge

The Retreat is an interesting property combining in appearance both Victorian and Georgian styles. It has traditional stone walls and a slate roof whilst internally many original features have been retained. There has been extensive work done in recent years including heating and electrical work but there is still plenty of scope to enhance this unique property. Externally there are lovely countryside views from the cottage and from its extensive gardens, which are well stocked with mature shrubs and trees.

The property

The ground floor is entered via a pillared porch with a slate roof and part obscured glazed timber door that opens into a welcoming entrance hall. The heart of the home is the well-proportioned kitchen, featuring a deep-set cottage-style timber casement window, an inglenook fireplace with a classic Aga, built in units and ample space for a family dining table. The principal reception rooms comprise a charming sitting room and separate dining room, both with large sash windows and feature fireplaces. The dining room has direct access to the garden through double-glazed doors, and both rooms could easily be made into one larger reception room if preferred. A generous utility room, dedicated study and useful cloakroom complete the ground floor. The first floor provides five versatile bedrooms, with fireplaces in the principal bedroom and one further bedroom. The bedrooms are served by a family bathroom and separate cloakroom. The second floor comprises a substantial attic space, offering potential for further development into an additional bedroom if required, subject to the necessary consents.

Totalling about a third of an acre, the gardens have over many years been landscaped into three main areas. To the eastern side is a level enclosed area with a heather bed, circular ornamental pond, flower beds, mature shrubs, Devon banks and hedges. Above this is an area laid to lawn and bounded by two mature trees, pine and cedar. At the top, a secluded orchard garden contains a silver birch with other associated trees.

2,248 sq ft (209 sq m)

Three reception rooms

Five bedrooms

Two bathrooms

Double garage with floor above

Barn with development potential

subject to consents

Approximately 0.3 acres

Freehold | Rural

Guide price £625,000



There are two garden buildings, a large shed and a small barn with plenty of scope for more if required. The barn could offer a development opportunity subject to obtaining the necessary consents. From all parts of the gardens there are glorious countryside views including Buckland Tout Saints Church. Alongside the property is an attached garage with folding timber doors to the front and pedestrian door to the side. Above the garage is a workshop with a window to the front, electric power and light. A grass area beside the garage is ideal for additional parking or storing a boat or caravan.

Location

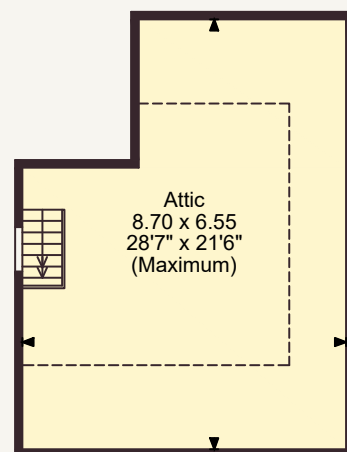
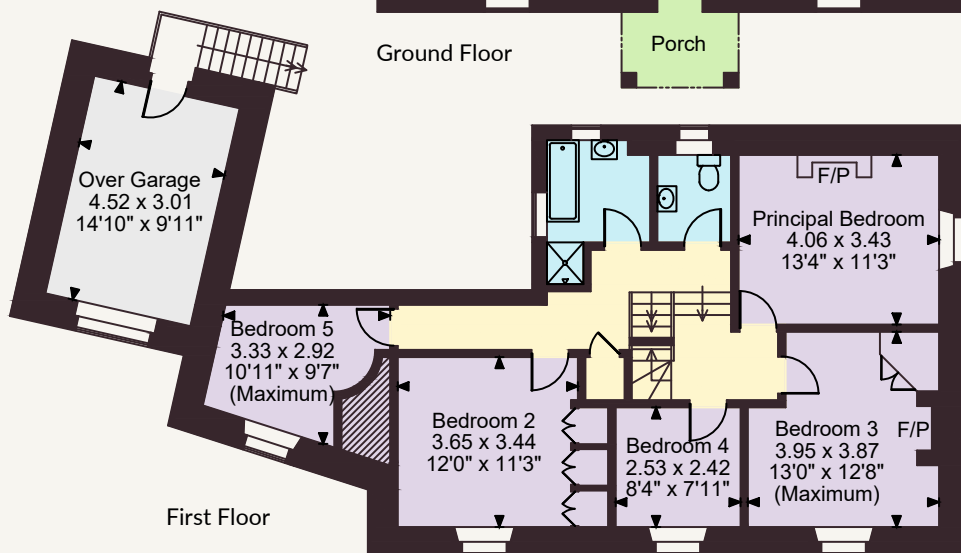
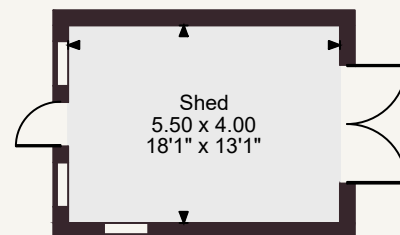
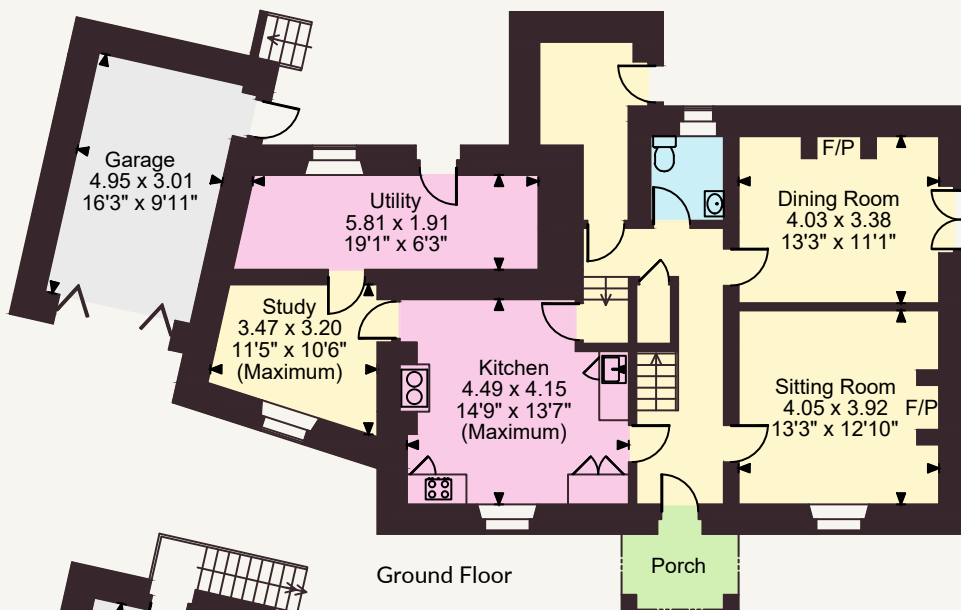
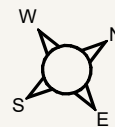
Goveton is a picturesque village nestling in an unspoilt South Hams valley in an area of outstanding natural beauty. It is about 2 miles to the north of Kingsbridge, which stands at the head of the Salcombe Estuary and has an excellent range of recreational and shopping facilities including South Hams hospital, churches, doctors' surgery, tennis court, sport centre with bowls arena and indoor swimming pool. There are excellent local schools in Kingsbridge, including the outstanding-rated Kingsbridge Community College, and more schools in the surrounding villages, while several private schools in the southwest also run daily buses from Kingsbridge and Newton Abbot. The area is renowned for its water sports and sailing, coastal and country walks on Dartmoor, and a choice of golf clubs nearby at Thurlestone, Bigbury and Dartmouth Golf and Country Club. The A38 at Wrangaton is about 12 miles to the northwest leading to the M5 and Exeter (about 30 miles) with international airport and university. Outside the property is a sign to Totnes, 12 miles with its mainline station to London Paddington. The house represents the perfect opportunity for those wishing to commute to London or elsewhere via rail.

Postcode region: TQ7

General

Local Authority: South Hams District Council
Services: Mains electricity and water. Provate drainage which we understand is compliant with current regulations. Oil-fired central heating
Council Tax: Band F
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

The Retreat Goveton, Kingsbridge
 Main House internal area 2,248 sq ft (209 sq m)
 Garage internal area 309 sq ft (29 sq m)
 Shed internal area 237 sq ft (22 sq m)
 Total internal area 2,794 sq ft (260 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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