

An aerial photograph of a large estate in East Redford, Kingsbridge. The estate features a central courtyard with a gravel driveway. To the left is a large, multi-story stone building with a dark roof and several windows. To the right is a white, two-story house with a gabled roof and a small porch. The property is surrounded by lush green fields, trees, and a large tree with reddish-purple foliage. The sky is blue with light clouds.

East Redford
Kingsbridge

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A charming, detached house with outbuildings which have been partially developed, with further scope subject to the relevant planning permissions, sitting in an idyllic rural position, surrounded by rolling fields of the South Devon National Landscape and moments from the sought-after town of Kingsbridge

The property

East Redford is a beautifully refurbished property which benefits from substantial outbuildings and enjoys a generous plot of approximately an acre. The property features a wealth of attractive character details, combined with elegant, understated modern styling, while the detached outbuilding offers additional accommodation and workshop or studio space, with the potential for further development subject to the relevant planning permissions. The main house has a welcoming sitting room on the ground floor, with a fireplace fitted with a woodburning stove. Adjoining the sitting room, the social kitchen and breakfast room has contemporary fitted units in white, integrated appliances and space for a family dining table. The ground floor also has a music room, a cloakroom and a useful utility room for additional home storage and appliances. Upstairs there are three well-presented bedrooms, including the principal bedroom which has a dual aspect welcoming plenty of natural light and built-in wardrobes. The first floor also has a family bathroom with a bath and a separate shower unit.

The annexe / outbuilding comprises more than 2,500 square feet of additional accommodation, workshop and storage space. A self-contained annexe has been developed offering a flexible reception room with French doors to the gardens, a kitchenette and one en suite bedroom. A second bedroom with an en suite shower room is located on the other side of the building. In between there are several stores and to the first floor, an office, an art studio and a further store, which currently has an indoor skate ramp.



Outside

Outside there is a gravel courtyard around which the outbuilding is centred, providing plenty of parking space and access to a double carport. The gardens at the rear of the house are south-facing and include an area of lawn, bordered by hedgerows and trees, while the wider grounds include an area of woodland in all extending to approximately one acre, backing onto breathtaking open countryside. The house is approached by a gated private driveway; the property has a right of access over the private road.

Location

The property is set in a magnificent rural position less than a mile from the stunning South Devon coast and from the bustling town of Kingsbridge. The town offers a comprehensive choice of shops, two major supermarkets, numerous independent shops, restaurants and bars along with doctor's surgeries, dentists and The South Hams community hospital. Kingsbridge has several primary schools, while secondary education is provided at the renowned Kingsbridge Community College. Further shopping and leisure facilities can be found at Dartmouth, Plymouth and Exeter. The South Devon Area of Outstanding Natural Beauty is famous for its stunning beaches, with South Milton Sands, South and North Sands in Salcombe are all within easy reach. There are further beaches at Bantham, Lannacombe, Mattiscombe, Torcross and Millbay, to name but a few. There is a direct train to London Paddington in two and a half hours from Totnes, 13 miles away.

Postcode region: TQ7

General

Local Authority: South Hams District Council
 Services: Mains electricity and water. Private drainage which we understand complies with current regulations. oil-fired central heating
 Council Tax: Band E
 EPC Rating: E
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not



1,265 sq ft (118 sq m)
1 reception room | 3 bedrooms | 1 bathroom | 2500 sq ft outbuilding which comprises a self-contained one-bedroom annexe, additional annexe with office above, art studio and stores offering further development potential | Carport
Approximately 1 acre
Freehold | Town
Guide price £1,195,000

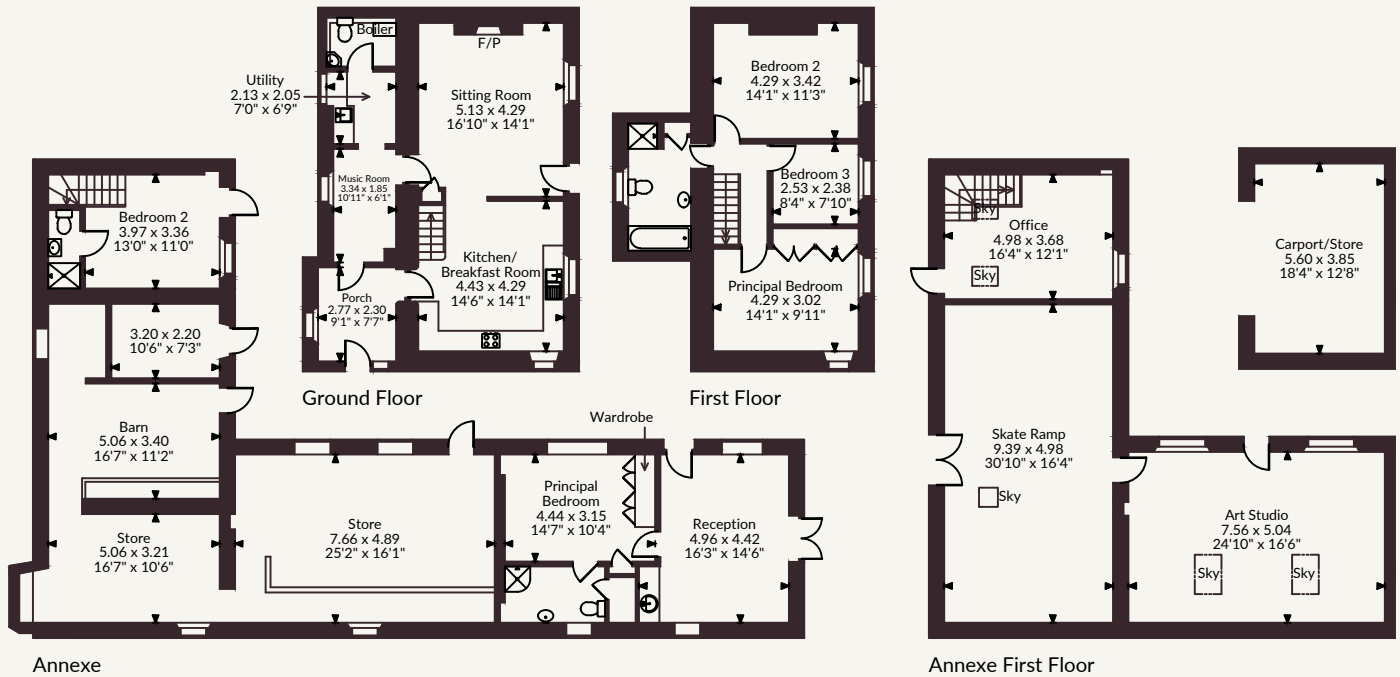
East Redford, Kingsbridge, Devon

Main House internal area 1,265 sq ft (118 sq m)

Garage internal area 232 sq ft (22 sq m)

Annexe internal area 2,763 sq ft (257 sq m)

Total internal area 4,260 sq ft (396 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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