



Spring Coombe, South Pool, Kingsbridge, Devon

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# Spring Coombe

## South Pool, Kingsbridge,

### Devon TQ7 2RY

A substantial, elegantly appointed detached home with an indoor pool, approx. 1.64 acres and wonderful views

Kingsbridge 4 miles, Totnes mainline station 14.5 miles (3 hours to London Paddington), Plymouth 25 miles, Exeter 45 miles

Drawing room | Morning room | Study | Dining room | Kitchen/breakfast room | Utility room  
Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms, 1 en suite  
Family bathroom | 2 Shower rooms | Indoor swimming pool | Private driveway | Ample parking space | Double garage | Gardens of approx. 1.64 acres | Beautiful views | EPC: C

### The property

Spring Coombe is an elegantly appointed detached house that provides more than 5,000 sq. ft of stylish accommodation arranged across two light-filled floors. The house features splendid stone elevations outside while inside there is neutral, tasteful décor and high-quality fittings. The property occupies an elevated position, providing excellent views towards the Kingsbridge Estuary and Frogmore Creek, in a secluded location with no near neighbours.

The main reception room is the large drawing room with its vaulted ceiling, double aspect with wonderful far-reaching views, skylights and impressive fireplace fitted with a log burner and carved stone fire surround. This room adjoins a morning room where there is another stone surround fireplace with a log burner, as well as south-facing bifolding doors connecting to the gardens. Additional reception rooms include the study and the dining room, which adjoins the well-proportioned kitchen and breakfast room. The well-equipped and stylish kitchen has stylish Shaker-style units, a range of high quality integrated appliances and a central island. The

breakfast area has a log burner and bifolding doors, which, together with the large picture windows, afford far-reaching views across the idyllic surrounding countryside and welcome plenty of natural light. There is one double bedroom on the lower ground floor which, along with the study and its adjoining bathroom could be used as guest accommodation. The ground level provides an additional three double bedrooms including the generous principal bedroom with fitted wardrobes and a large en suite bathroom. One further bedroom is en suite, while the ground floor also has an additional family shower room.

The superb indoor swimming pool has a vaulted ceiling with skylights and beautiful exposed timber framing, as well as a shower, WC and plant room. There are also French doors and bi-folding doors opening onto a patio space.

### Outside

Five-bar wooden gates open onto the driveway, which leads to a parking area at the front of the house, with ample space to park multiple vehicles or a boat. The driveway continues to the rear, where there is a further parking area and access to the double garage. The south-facing garden includes sweeping lawns with wonderful views, two spring-fed ornamental ponds and large beds with a range of established shrubs, perennials and hedgerows. There are also areas of paved terracing which are ideal for al fresco dining. A double size workshop with power is in the top corner of the garden. In total, the gardens and grounds measure approximately 1.64 acres.

### Location

Spring Coombe is in an enviable position close to South Pool in the heart of the South Hams. South Pool is a charming village which boasts the famous Millbrook Inn, popular with the Salcombe yachting fraternity and locals alike. The house is ideally placed for the outdoor enthusiast, with amazing local walks via the South West Coast Path along Start Point, East Prawle and Gara Rock.









The popular market town of Kingsbridge is approximately four miles away, which provides an extensive selection of facilities, including independent and High Street shopping, doctors and dentists' surgeries, 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 surrounding areas including Slapton Sands and Bigbury Bay offer sandy beaches and an array of scenic coastal and countryside walks. Dartmouth and Salcombe are also within easy reach, as are 18-hole golf courses at Bigbury and Thurlestone. Dartmoor National Park, Totnes, Exeter and Plymouth are also easily accessible. Totnes's train station provides regular trains to London Paddington in under three hours, with the A38 Devon Expressway giving access to major towns and the national motorway network. The area also benefits from a good selection of well-regarded schooling options including Plymouth College, Stover and the Torquay Grammar Schools.

## Directions

On leaving Kingsbridge take the A379 towards Dartmouth passing through the villages of East and West Charleton. At Frogmore turn right over the bridge and proceed up the hill, after 1 mile take the turning on the right signed North Pool. Spring Coombe will be found a short distance down the lane being the first driveway on your left hand side.

What3Words///trickles.struggle.hike brings you direct to the property.

## General

**Local Authority:** South Hams District Council

**Services:** Mains electricity. Private water. New drainage treatment system installed 2021 which we understand is compliant with current regulations. Oil-fired central heating. Solar panels installed.

**Council Tax:** Band G.

**Tenure:** Freehold.

**Guide price:** £1,850,000.

















Floorplans  
House internal area 5,146 sq ft (478 sq m) Excluding Garage  
For identification purposes only.



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

[---] Denotes restricted head height

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