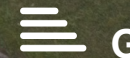




The Linney Stokenham
Kingsbridge, TQ7 2SE
Asking Price £416,000



The Linney Stokenham

Kingsbridge, TQ7 2SE

Here is a period home in a beautiful, tranquil setting, just back from Torcross beach with views of the sea and Slapton Ley from the shared grounds. Home to the shared pool, your garage and your parking. You also get 3 bedrooms, bathroom, en-suite and an open plan living space and kitchen. Please take a moment to look at the photos to see the quality of the fit and finish.

Stokenham is an historic village located close to Torcross, famous for its beach and the Slapton Ley nature reserve, and is the perfect place to explore the many walks along this stunning coastline.

The village has a lovely pub and a well respected and popular primary school. The market town of Kingsbridge and the naval town of Dartmouth are equally close to the village and collectively provide a range of educational, recreational and shopping facilities.

The character of the property is evident from the moment you walk through the front door. Solid wood flooring throughout, and a part exposed feature Stonewall greet you on entry. From the entrance hall is access to a feature WC with a high-level cistern and an antique Victorian coin entry door handle.

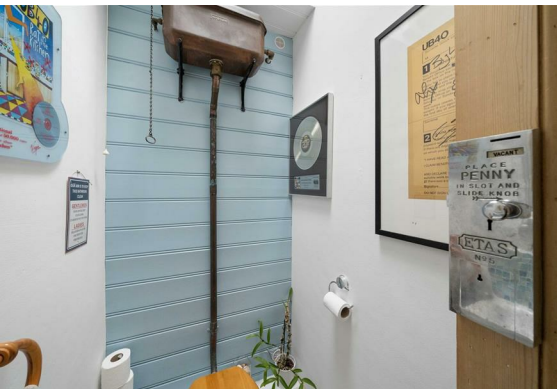
The main living space is a generously sized bright area with painted beamed ceilings and a feature circular brick window. The solid wood flooring is continued from the hallway and opens into the kitchen which is fitted with a range of wall and floor mounted units, with plenty of work space above and inset Belfast sink. Integrated appliances include oven, hob with extractor over, microwave, dishwasher and washing machine. The stable door allows access to a shared private courtyard garden.

The master bedroom is a good sized double bedroom with window overlooking the courtyard, with its own dedicated ensuite bathroom with walk-in shower cubicle, WC and basin with skylight above.

There are two further double bedrooms both of a good size, with one of the bedrooms having part painted panel feature walls with a bunkbed and built-in storage cupboard.

The family bathroom is a bright room courtesy of the skylight to the ceiling, and has a corner basin, WC, and bath with integrated shower thermostat over.





The property has lots of character and quirky finishes with high ceilings throughout, and would make a perfect family home or second home. The property benefits from UPVC double glazing and electric heating, and there is private parking for residents and visitors.

The property has its own wooden built garage with space next to it for either a car or a boat, and to the rear of the property, accessed by the kitchen, is a small courtyard garden which would be the perfect place to sit and enjoy your morning cup of coffee.

The beautiful grounds at Stokeley Manor, which are for private use of the residents only, are around 2 acres in size and well maintained with large sweeping lawns and a range of mature trees and shrubs. There is an outdoor seasonal pool and terrace, and plenty of space to relax and unwind whilst taking in the sea views.

Services :
Mains electricity & private water and drainage.

Tenure:
Leasehold - 999 years Lease from January 1987.

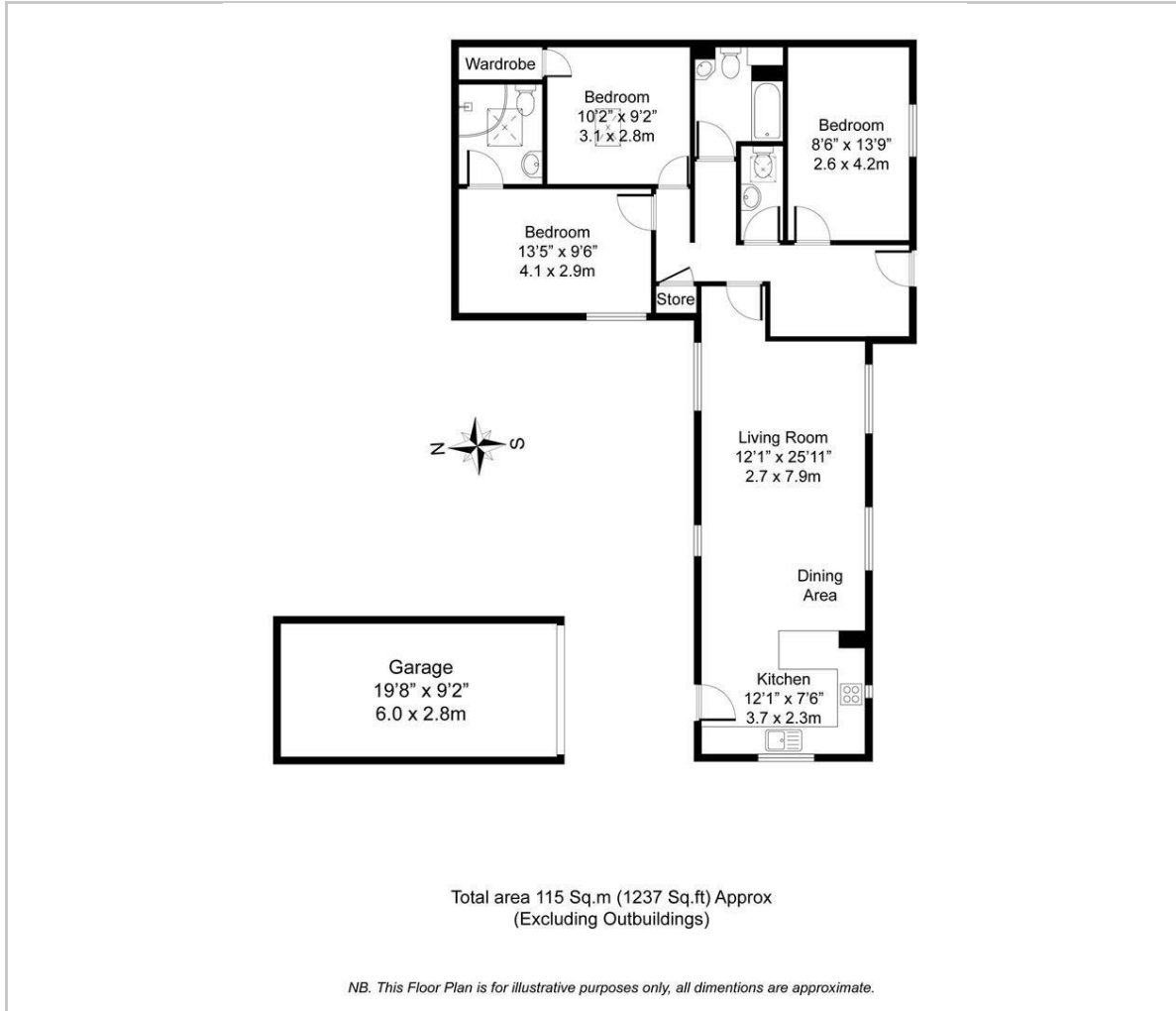
Council Tax:
Band C

EPC:
Rating F

Viewing arrangements:
Strictly by appointment through Kingsbridge Estate Agents.

Directions:
From Kingsbridge, take the A379 sign posted for Torcross. On arriving at Stokenham proceed over the mini roundabout and continue along the A379 until you reach the turning for Kiln Lane on your left which is after the Church House Inn. Proceed along Kiln Lane and the entrance for Stokeley Manor will be located on your right-hand side.

Floor Plan



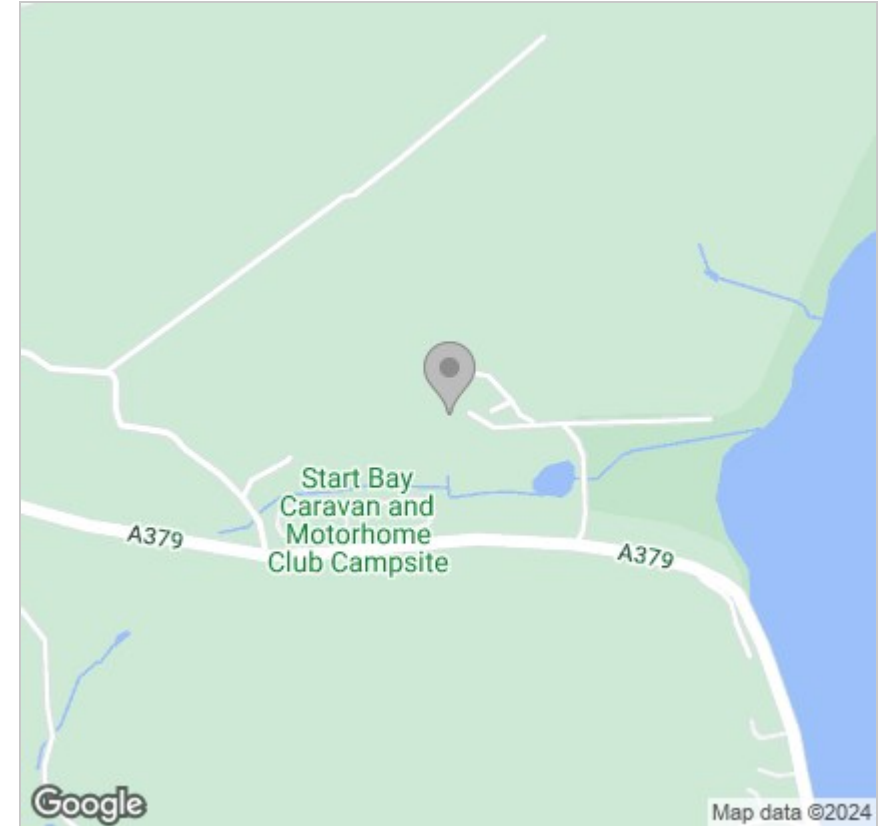
Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

