



KINGSBRIDGE



The Garden House Valley Springs
, Sherford, Kingsbridge, TQ7 2BG

Asking Price £699,950



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Location:
The property is set in a peaceful and rural hamlet near to the village of Sherford and Frogmore, and just 10 minutes from Kingsbridge.

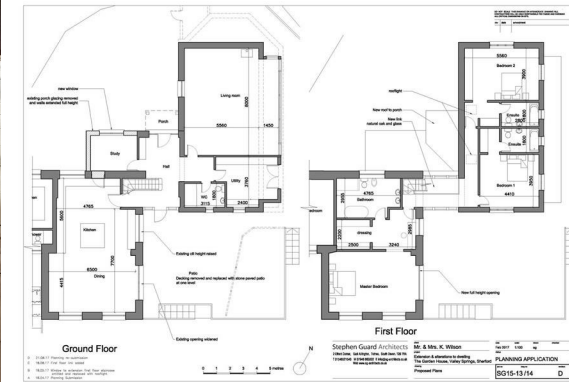
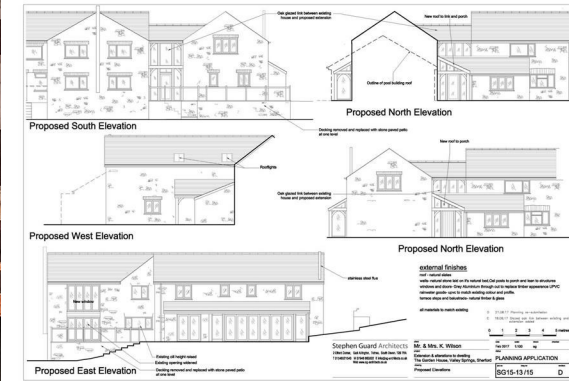
The Property:
Ground Floor:

You enter the property into a good sized entrance hall with tiled floor and built in cupboard housing the boiler. From here is access into bedroom three which is a double bedroom with tiled floor and window overlooking the front of the property. There are two further en-suite bathrooms from bedroom three both with shower, WC, and hand wash basin, one of which would previously have been used for a changing area for the swimming pool.

The kitchen/dining room is of a generous size with plenty of space for a family dining table. The kitchen itself is fitted with a large range of floor mounted units with plenty of workspace above and inset sink and drainer. Integrated appliances include double oven, hob with extractor over, and dishwasher. Stairs from here lead to the first floor.

The dual aspect reception room has windows to front elevation and French doors leading to the rear garden and decking area. Solid wooden flooring and large wood burning stove make this a perfect family area.

First Floor:
Landing area with loft hatch access and storage cupboard.
Large Master bedroom with a range of built in wardrobes, two windows to front elevation which overlook the gardens and pond.





The Master ensuite has a white suite comprising bath with shower over, WC, and his and her basins. Built-in airing cupboard. Bedroom two is a further double bedroom with a built-in wardrobe, and ensuite with walk-in shower cubicle, WC, and hand wash basin.

Outside:

The property also has the benefit of a large indoor heated swimming pool with patio doors onto the rear garden. There is the potential to re-instate the pool for use, or the current owners have planning permission to turn this into a two storey extension with master suite on the first floor and living space to the ground floor. The property is in good condition throughout but there is scope for some modernisations.

To the front of the property is a private driveway with parking for 3-4 cars. A side path leads to the substantial rear garden which is mainly laid to grass and backs onto woodland. There is a large decked area and storage shed.

There is also a 3 acre plot to the side of the property that has its own access which has the potential to be the perfect spot to walk the dogs or potentially keep horses.

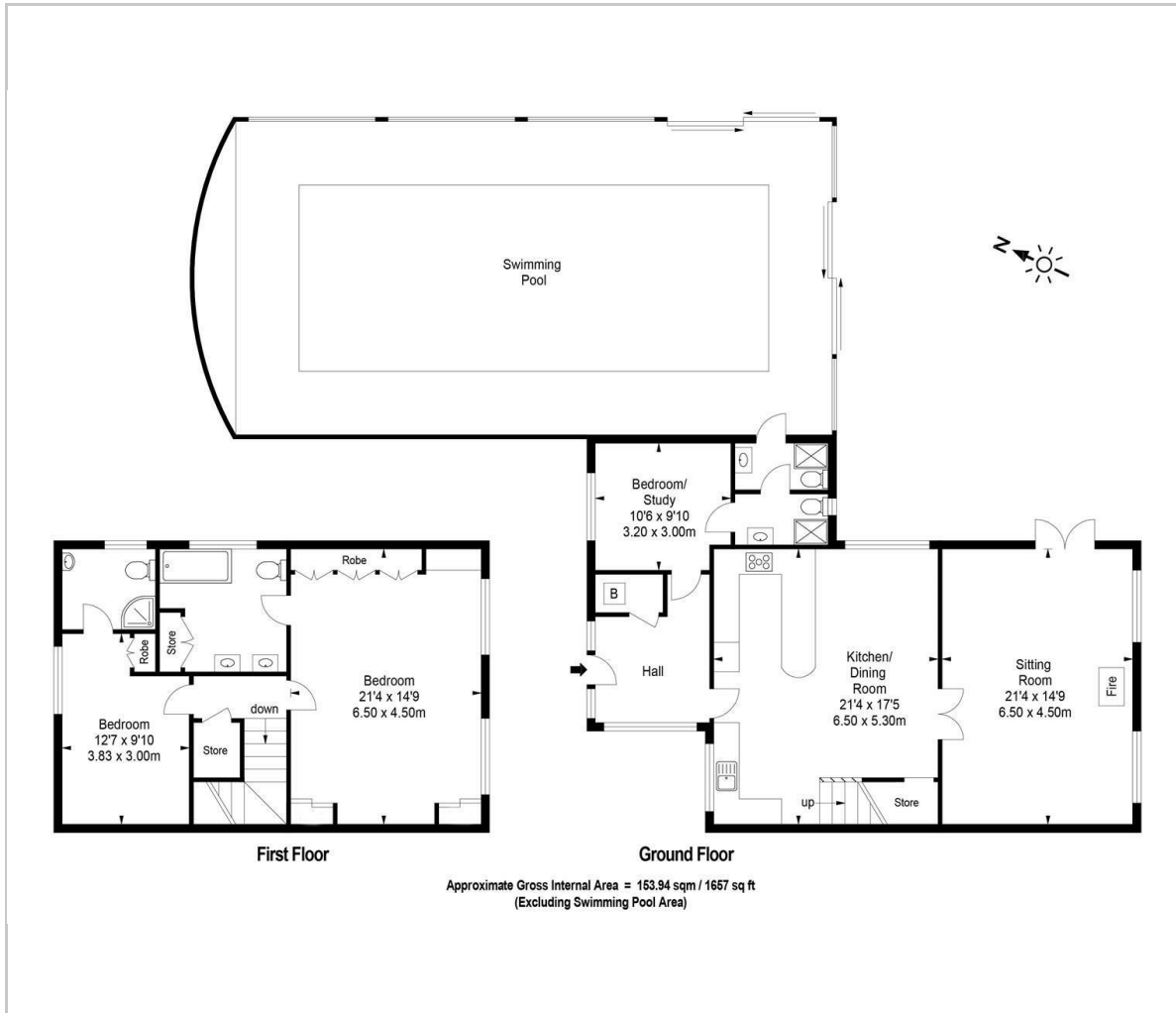
Tenure:
Freehold

Services:
Private water supply and waste, electric, and oil fired heating

Council tax band:
E

Planning Permission:
Planning permission has been granted for a partial conversion. For more details, the plans are available online.

Floor Plan



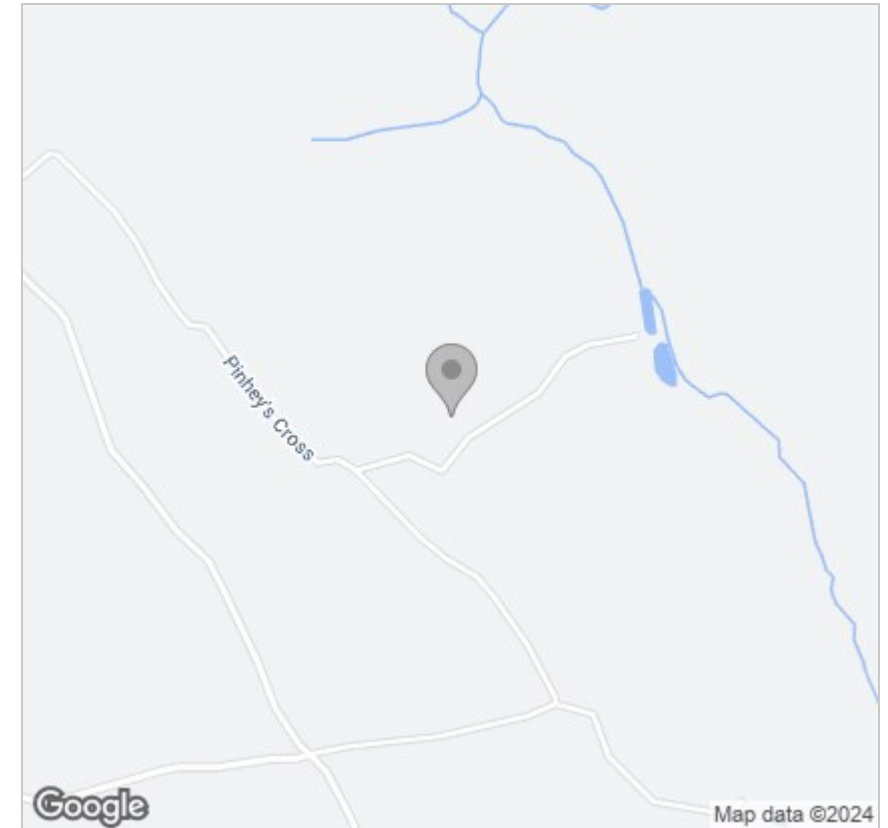
Viewing

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

