

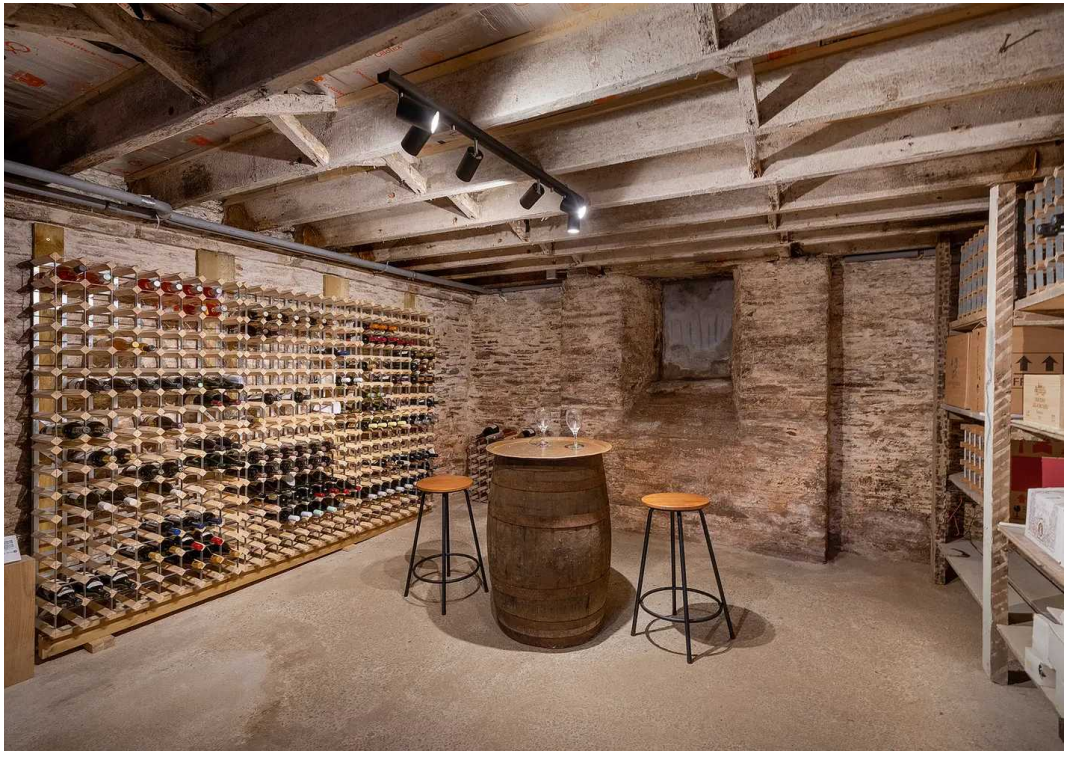
Harleston House, Harleston

Guide Price £1,750,000

HARRIET GEORGE









Harleston House

Harleston, Kingsbridge

- An impressive Grade II Listed family home
- Sympathetically restored and renovated
- Elegant spacious accommodation
- Charming period features
- Peaceful rural location
- Granary with income potential if desired
- Ample parking
- Beautifully landscaped gardens and 3 acre paddock
- Wine cellar
- Easily accessible to Kingsbridge and the coast

Tucked away in the South Hams countryside is the quiet rural hamlet of Harleston. The closest villages are Sherford and Chillington, both of which have strong communities, villages halls and churches. Chillington has excellent amenities including a pub, post office/general store and health centre.

The house is just over 4 miles from Kingsbridge which offers extensive shopping facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College.

Council Tax band: G

Tenure: Freehold







The generous living accommodation on the ground floor comprises a bespoke kitchen with AGA off which is the dining room with wood burning stove and south facing French doors to the garden. The drawing and sitting rooms are beautifully proportioned with attractive period features, fireplaces and original shutters. There is also a laundry room and shower room on this level. A principal bedroom with en-suite shower room on the first floor enjoys lovely views across the garden to the paddock. There are 3 further double bedrooms and a 5th bedroom is currently used as a study. The family bathroom has a free-standing bath and separate shower cubicle.

The gardens are a real feature of this period home, gently sloping lawns are planted with shrub and flower borders and mature trees. At the top of the garden are some vegetable beds, an orchard and seating areas enjoying the glorious valley and sea views. The adjoining paddock extends to around 3 acres and has separate vehicular access. In addition to the main house there is a newly renovated Granary which offers scope to be a home office, gym, guest suite or annexe with income potential.

In all, Harleston House offers the opportunity of a lifestyle in a high quality house nestled in the beautiful South Hams countryside, close to the sea.

SERVICES

Mains electricity and water. Oil central heating. Private drainage.

DIRECTIONS

From Kingsbridge take the A379 towards Dartmouth. Before crossing Bowcombe Bridge turn left signposted Buckland-Tout-Saints, Bowcombe and Bearscombe (do not cross the bridge). Continue along this lane for about 3 miles passing several crossroads until you reach Harleston Cross. Go across the crossroads marked "Harleston Farms Only" and continue down the lane keeping to the right, the property will be found near the bottom on the right hand side.



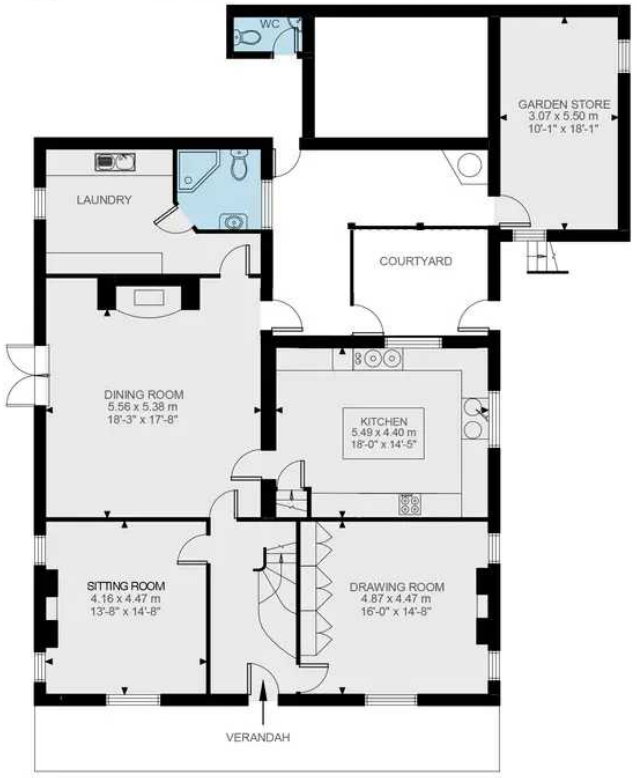




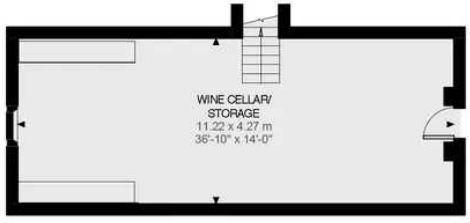




Approximate Gross Internal Area = 358.60 sqm / 3860 sqft

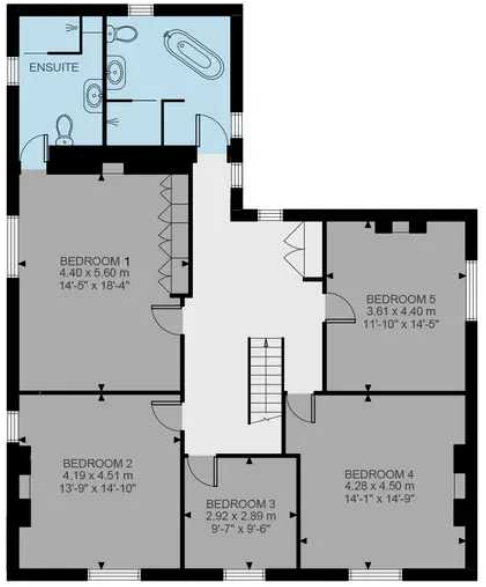


Ground Floor



Lower Ground Floor

Illustration for identification purposes only.
Measurements are approximate. Not to scale.



First Floor

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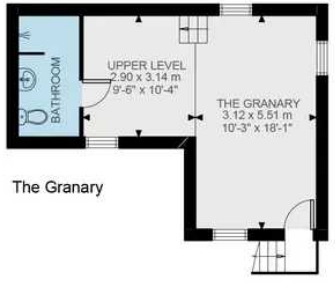

The Granary

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.