

4 Crosslands, Thurlestone

Guide Price £895,000

HARRIET GEORGE

4 Crosslands

Thurlestone, Kingsbridge

An outstanding detached bungalow on a generous plot with double garage and wonderful sea and rural views.

Thurlestone is the epitome of a South Devon village with its many picturesque stone and thatched cottages and colourful gardens resulting from its own "micro-climate".

The village has a vibrant community and is renowned for its 4-star hotel with private health club facilities and prestigious 18 hole cliff top golf course. In addition there is a highly regarded primary school, village shop with post office, pub and church.

The property is within walking distance of the village amenities, while also enjoying access to the myriad of public footpaths that criss-cross this part of the South Hams.

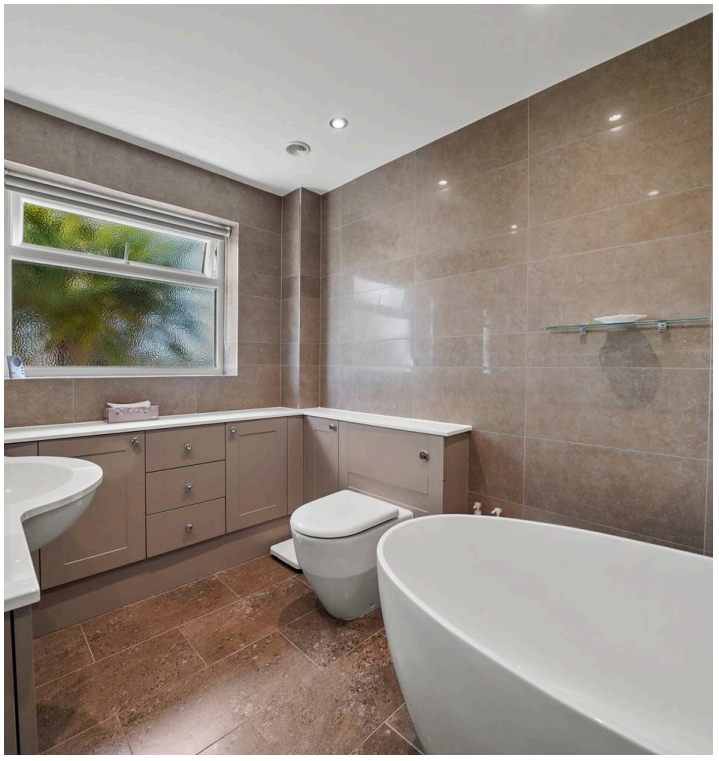
The closest town is Kingsbridge which offers extensive shopping and facilities including a health centre, small hospital and sports centre. The popular sailing and holiday town of Salcombe is approximately 6 miles away.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









This beautifully presented home has spacious, light filled accommodation and from its slightly elevated position has expansive countryside and sea views.

The L-shaped living room naturally divides into an area to sit in front of the wood burner and space to dine adjacent to the kitchen. The room has large picture windows and sliding doors to the paved terrace on the south west corner of the property; perfectly positioned to enjoy the sun and open aspect towards the sea. Adjacent to the dining area is the contemporary kitchen with an extensive range of units and French doors to the sheltered rear patio.

There are three double bedrooms, the principal is south facing and has a magnificent en-suite with oval bath and large walk-in shower. Two additional double bedrooms have storage and share a bathroom. Off the entrance porch is a recently fitted utility room with guest cloakroom and access to the garage.

The rear garden is well established and enclosed enjoying excellent privacy; in the top corner is a summerhouse which could be a home office or studio with panoramic views.

There is excellent driveway parking for several cars as well as a double garage with electric up and over door.

A nearby footpath gives convenient access to the golf club and beach as well as the centre of the village with pub, shop and hotel.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Solar panels.

DIRECTIONS

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Approximate Gross Internal Area = 168.6 sqm / 1815 sq ft
(Excluding Garage and Summer House)

Garage
Approximate Gross Internal Area = 28.1 sqm / 302 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.

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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.