

Roseland, Lower Town, Malborough

Guide Price £1,100,000

HARRIET GEORGE

Roseland

Lower Town, Malborough, Kingsbridge

An immaculate and stylish contemporary house in the heart of the village with lovely views to the south west.

Malborough lies just inland from the beautiful coast, spectacular cliffs, coves and beaches of southern-most Devon. Located about 3 miles from Salcombe and 4 miles from the market town of Kingsbridge, the village has an active community with excellent amenities which include a primary school, pub, garage/shop, post office, church and various pop up eateries throughout the year. There is also a regular bus service from Salcombe to Kingsbridge. Salcombe is situated close by with its picturesque estuary renowned for its sailing and sandy beaches.

The market town of Kingsbridge provides an extensive range of independent shops, supermarkets, a sports centre and the highly regarded Kingsbridge Community College. Malborough Village Hall which offers a variety of fitness classes, amateur dramatic productions, and village events. There is also an outdoor gym, two tennis courts, a children's playground, a skate park, a playing field and Malborough Wood.

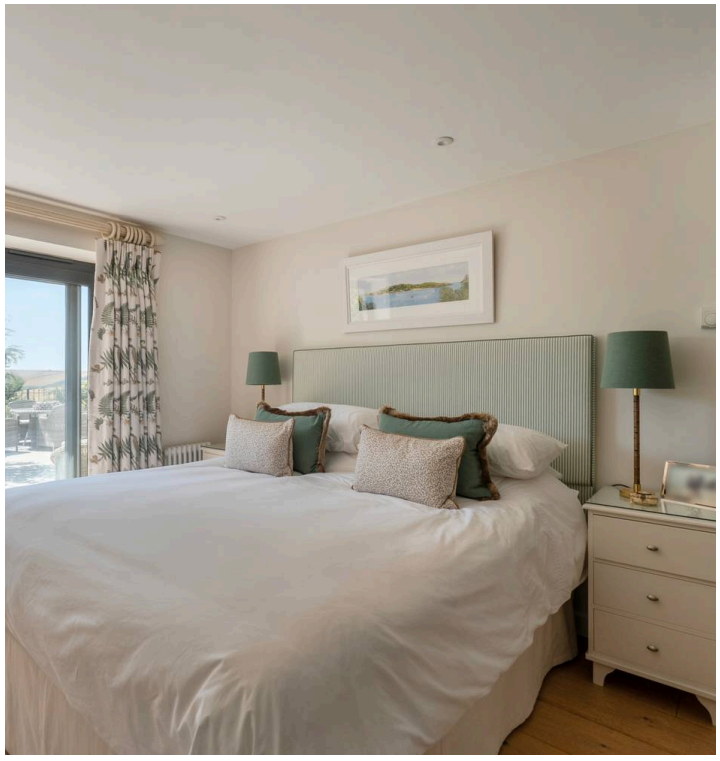
Council Tax band: D

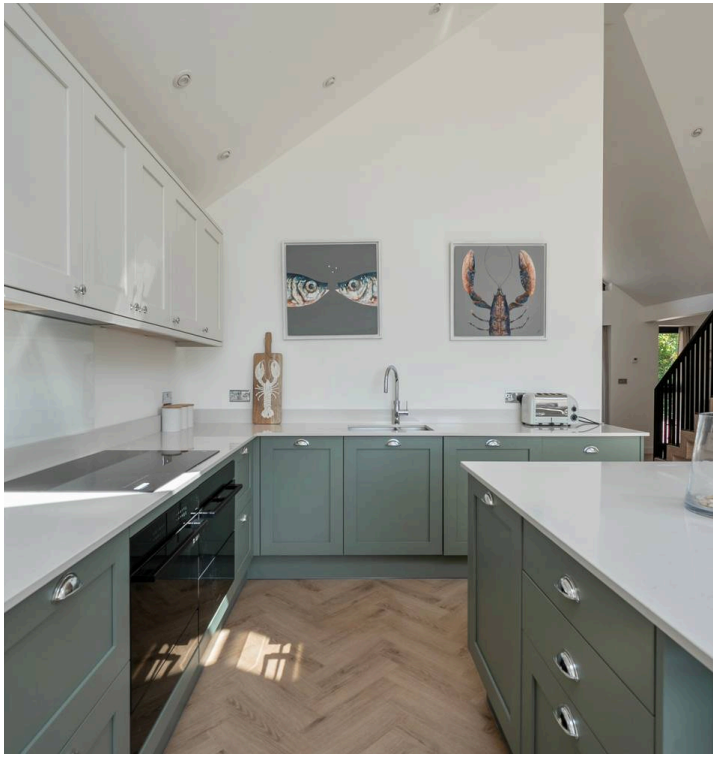
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









Roseland is a fabulous and thoughtfully designed modern home that offers easy living with all the comforts and conveniences you would expect.

The wonderful open plan kitchen, dining living room with vaulted ceiling and Amtico flooring throughout is clearly the heart of the home; full height windows and doors flood the room with light and provide level access to the paved terrace that spans the width of the rear elevation. The recently installed kitchen is wonderfully equipped with a range of integrated Samsung appliances and a Quooker boiling hot water tap. The adjoining utility room has a butlers sink, space for an American fridge freezer and side door to the garden.

There are three bedrooms on the ground floor, the principal bedroom has fitted wardrobes and a generous en-suite shower room. Both the rear bedrooms have sliding doors to the terrace and there is a family shower room. A custom-designed staircase leads up to the first floor where the en-suite bedroom enjoys uninterrupted views towards Bolberry Down.

The coastal garden has been landscaped for ease of maintenance; wide shallow steps descend to a naturalistic tapestry of grasses and flowering perennials framed by mature trees. At the bottom is a paved patio nestled amongst wild flowers and a shed.

A large gravel driveway at the front provides secure parking for a number of vehicles.

SERVICES

Mains water, drainage, gas and electricity.

DIRECTIONS

What3Words ///answer.saloons.hoped



Approximate Gross Internal Area = 163.2 sqm / 1756 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.