



# Pitchingstone House

South Huish, Kingsbridge, Devon

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A magnificent 7 bedroom detached house privately set in 4 acres with stunning views over Burgh Island and further afield to The Lizard.

- Internal Accommodation as per floor plan.
- Driveway with ample parking for several vehicles and potential for helicopter landing (subject to necessary consents)
- Grounds include gardens, terraces and paddock ideal for equestrian usage.
- Stand-alone office with separate WIFI and landline.
- Tractor/tool shed.



**2 RECEPTION ROOMS**



**7 BEDROOMS**



**4 BATHROOMS**



**TRIPLE GARAGE & OFFICE**



**4 ACRES**



**FREEHOLD**



**RURAL**



**4,166 SQ FT**



**GUIDE PRICE  
£3,000,000**



### The property

Pitchingstone House was fully rebuilt in 2019 to the highest standards to take best advantage of the spectacular panoramic far-reaching sea and country views.

Extending to in excess of 4000 sq ft the property is constructed from block and steel with a slate and zinc pitch roof built in the New England style and clad with grey Cedral weather boarding and white painted render. Internally the house offers spacious and light open plan accommodation throughout with the kitchen, dining and sitting rooms opening out onto an extensive composite decking area with glass balustrade, ideal for al fresco dining and admiring the views. The sitting room also has a Storex woodburner. Arranged over 3 floors, the house is accessed directly from the driveway by a wide staircase leading to a covered porch. All the ground floor rooms lead off from the double height entrance hallway with galleried landing. To the rear of the property there are a selection of rooms which offer flexible accommodation plus a large utility and boot room with separate store access. An oak staircase with open treads and glass balustrade leads to the bedrooms and bathrooms on the first floor. The master

bedroom, guest bedroom and principal bathroom offer magnificent panoramic sea views. Beneath the living accommodation accessed from the driveway there are 2 double garages with electric security doors housing the Zehnder Mechanical Ventilation and Heat Recovery system plus hot water tank and central heating controls with hot and cold running water.

### Outside

The property is accessed via a private driveway which has been recently retarmacked providing parking for several vehicles. To the side of the house is a detached office (Modbox) with double glazed sliding doors, Cedar cladding and its own decking area. The office has separate electric heating, WIFI and BT telephone landline. To the rear of the property is a new timber tractor shed and tool shed, an enclosed dog run extending to approx. 300 ft and a field measuring 4 acres in all. The field has a gravelled area for boat storage behind metal security gates and a helicopter landing area with the rest of the grounds currently used as a children's playing field. The field is ideal for equestrian use and is securely fenced for pets.







## Location

Situated between Galmpton and South Huish, Pitchingstone House occupies a private spectacular elevated position surrounded by rolling South Hams countryside and has outstanding view of Thurlestone Rock, Burgh Island, Bigbury Bay and beyond as far as the Lizard and Dartmoor. The house benefits from direct access to footpaths leading to the Southwest coastal path which in turn leads to the beautiful sandy beaches of Hope Cove and Thurlestone Sands which are both less than a mile away.

Hope Cove offers a sheltered harbour with seasonal moorings and a slipway for launching boats of all sizes subject to a modest fee. The village also benefits from The Cottage Hotel offering both food and extensive accommodation and 2 excellent gastro pubs, The Hope and Anchor and The Cove, plus a small local shop.

Nearby Malborough offers a primary school, small supermarket/filling station, 2 pubs and a village post office. More extensive facilities can be found in the

nearby busy market town of Kingsbridge which has a vibrant local community and offers 2 supermarkets, health centre, dentists, post office, a leisure centre with indoor heated swimming pool, a superb range of independent restaurants and shops and the renowned secondary school Kingsbridge Community College which is rated excellent (by OFSTED).

Salcombe located 3.5 miles away offers an internationally renowned yachting haven with extensive deep water mooring facilities, numerous pubs, cafes and restaurants, boutique shops, filling station, primary school, post office and health centre, dentist and 3 exclusive waterfront hotels with Spa facilities.

The charming village of Thurlestone (1.5 miles) has an 18 hole links Golf course, extensive grass and all weather tennis facilities, beautiful sandy beaches and the excellent Thurlestone hotel with spa facilities and pub, The Village Inn, along with a small village shop.



## Distances

- South Milton Sands 0.5 miles
- Hope Cove 1 mile
- Bolthead Airfield 2.5 miles
- Salcombe 3.5 miles
- Kingsbridge 4.5 miles
- Totnes Train Station 14 miles (direct train to London Paddington 2hr 45mins)
- (all distances are approximate)

## Nearby Schools

- Kingsbridge Community Primary School
- West Alvington C of E Primary School
- Kingsbridge Community College
- Dartmouth School
- Local buses to Blundells School and Stover School.

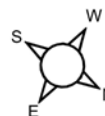








**Pitchingstone House, Kingsbridge, Devon**  
**Approximate Gross Internal Area**  
**Main House & Garages = 4166 Sq Ft/387 Sq M**  
**Balcony external area = 853 Sq Ft/79 Sq M**



## Directions

TQ7 3EL

what3words: ///perfected.unhappily.measures

## General

**Local Authority:** South Hams District Council

**Services:** Mitsubishi Air source heat pump. Potential for solar panels to be installed. Private drainage which we understand may not be compliant with current regulations. Further information is being sought. Mains water and mains power. Mechanical heat recovery and ventilation system. Fibre WIFI to the property

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** B

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

**Agents Note:** The vendor of this property is an employee of Strutt & Parker.

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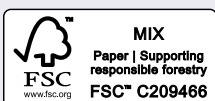
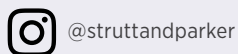
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