

WATERSIDE

WEST CHARLETON, NR KINGSBRIDGE



JACKSON-STOPS

WATERSIDE, CURLEW DRIVE
WEST CHARLETON, NR KINGSBRIDGE

TOTAL APPROX. FLOOR AREA 3954.2 SQ FT / 367.3 SQ M

A delightful 1930s home, situated on the banks of Kingsbridge and Salcombe Estuary, with 5 en suite bedrooms, exceptional views, glorious gardens, and direct water access with a running mooring and a swinging mooring.



DISTANCES

KINGSBRIDGE 1.5 MILES

BANTHAM BEACH 7 MILES

SALCOMBE 7 MILES (CAR) /2 MILES
(BOAT)

TOTNES TRAIN STATION 14 MILES

GROUND FLOOR

- | | |
|----------------------------|----------------------|
| - Reception hall | - Pantry |
| - Entrance hall | - Utility |
| - Living room | - Cloakroom |
| - Dining room | - Guest bedroom with |
| - Kitchen / breakfast room | en suite |

LOWER GROUND FLOOR

- Study / playroom

FIRST FLOOR

- Four double en suite bedrooms

OUTSIDE

- Summer house with kitchenette and cloakroom
- Double garage with sail loft above (5'7 height)
- Gated driveway with ample parking / boat storage
- Full width terrace
- Gardens
- Storeroom
- Steps to the estuary
- Two moorings

LOCATION

Waterside is in a quiet and secluded setting on Curlew Drive, a much sought-after private road, situated on the banks of Kingsbridge and Salcombe Estuary, about 1.5 miles from Kingsbridge. The two villages of East and West Charleton offer a thriving community with a village pub, a primary school, a fabulous farm shop with a butcher and deli counter, an Ashby's outdoor and leisure store, a Spar convenience store and a filling station. The market town of Kingsbridge offers a wonderful high street, with an eclectic mix of shops, galleries, coffee shops and bistros, and the town is home to a leisure centre with an indoor swimming pool, a cinema, a health surgery, and the highly regarded Kingsbridge Academy (KCC) secondary school. The glorious sandy surfing beach at Bantham, and the equally beautiful Hope Cove, are both within 7 miles, as is the links golf course at Thurlestone, which is one of the most beautiful courses in the Southwest of England. Totnes is about 14 miles away and offers a mainline rail link to London, Paddington in about 2 hrs 40 mins. The A38 Devon Expressway is about 11 miles away and offers access to the M5 and beyond.

THE PROPERTY

Waterside is a gorgeous, detached house that has been the family home of the current owners for over 20 years. During that time, the house has been beautifully maintained and is presented in excellent order. The views from the house and gardens are stunning and stretch across the estuary to the countryside beyond. The ground floor offers two entrance halls, with the main reception hall featuring a pair of glazed doors opening onto the terrace. The lovely kitchen / breakfast room, again with a door to the terrace, is well fitted with a good range of units, including a triple dresser, and integral appliances include an LPG Aga with electric companion, a large fridge and a dishwasher.





There is a walk-in pantry and a utility room off the kitchen. There are two reception rooms on this floor; the dining room featuring a gas fire set in wooden surround, and the living room featuring an open fire set in an ornate stone fireplace, a door to the terrace and superb views. Also on the ground floor is a spacious guest bedroom with an en suite bathroom. Stairs descend to the lower ground floor, which is a good size study/playroom with wall-to-wall library shelving. The first floor is approached via two staircases, one set of stairs rises to the main guest bedroom and en suite bathroom, and the second set of stairs rises to the main bedroom and two further double bedrooms, all en suite.



OUTSIDE

The gated driveway offers ample parking for numerous vehicles / boats and provides access to the large double garage with sail loft above, providing perfect storage or use as a hobby room (it measures 5'7 in height at the apex). Summer House, with WC and kitchenette and its own terrace, from which further steps lead down to a lower terrace. The south-west facing gardens are a delight, being largely laid to lawn and beautifully stocked with a colourful array of shrubs and flowers.



There is a full width paved terrace which runs along the length of the house and provides a wonderful al fresco dining area, with views of the estuary, and the sensational sunsets as the perfect backdrop.

There is a stone-built garden / boat shed, and steps descend from here to the foreshore, where there is a running mooring and a swinging mooring.

DIRECTIONS (TQ7 2AA)

From Kingsbridge, follow the A379 coastal road towards Dartmouth, keeping the creek on your right-hand side. Follow the road out of town, and continue over the bridge, passing Noyces Garden Centre on your left, and after a short distance Curlew Drive will be found on your right. Waterside is the second house on your right.

What3words: junction.paints.camcorder

PROPERTY INFORMATION

Services: Mains water and electric, LPG Aga and fire, private drainage, oil fired central heating.

Tenure: Freehold



Local Authority: South Hams District Council. Totnes. 01803 861234

Council Tax: Band G

EPC rating: E

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with Jackson-Stops Exeter office: 01392 214 222



WATERSIDE

MAIN AREA FLOOR AREA 311.0 SQ M (3347.5 SQ FT)

PLUS GARAGES 35.3 SQ M (380.3 SQ FT)

PLUS OUTBUILDINGS 21 SQ M (226.4 SQ FT)

Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy, however
all measurements are approximate. This floor plan
is for illustrative purposes only and is not to scale.



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

EXETER

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