

APPLEFORD

BOWCOMBE ROAD • KINGSBRIDGE



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DEVON • TQ7 2DJ

Detached house in an idyllic setting overlooking Bowcombe Creek with about 2.16 acres, a running mooring and potential income stream from 2 apartments

Kingsbridge about 1 mile • Bantham Beach about 6 miles
A38 Devon Expressway about 11 miles

Entrance porch, large inner hall, kitchen / breakfast room, utility, pantry, sitting room, dining room, study,

Master bedroom with en-suite bathroom,
3 further bedrooms, shower room, further bathroom

Two self-contained apartments both comprising kitchen / sitting / dining room, double bedroom and en-suite bathroom.

Double garage with games room above

Beautiful grounds extending to 2.16 acres with gardens and a small paddock, running mooring subject to a SHA licence (NB the house is not waterfront, the creek is across the lane)

EPC - D





SITUATION

Bowcombe Creek is the most northerly creek of the Kingsbridge and Salcombe Estuary and is about 1 mile from the bustling town centre. The iconic 5 arched bridge that spans this beautiful expanse of water was constructed in 1826 by James Meadows Rendel and was originally built as a swingbridge. The waters edge just beyond the bridge is used as a launch pad for canoeing, kayaking and paddleboarding and offers a lovely picnic spot. There are wonderful river and woodland walks on your doorstep but if you want to go further afield, there are a number of beaches and the largest fresh water lake in the southwest known as Slapton Ley, and these are all within about 6 miles. Kingsbridge is a busy community with the town centre offering a cinema, a leisure centre, a medical centre, 2 supermarkets, the highly regarded secondary school KCC and an abundance of shops, restaurants, pubs and cafes.

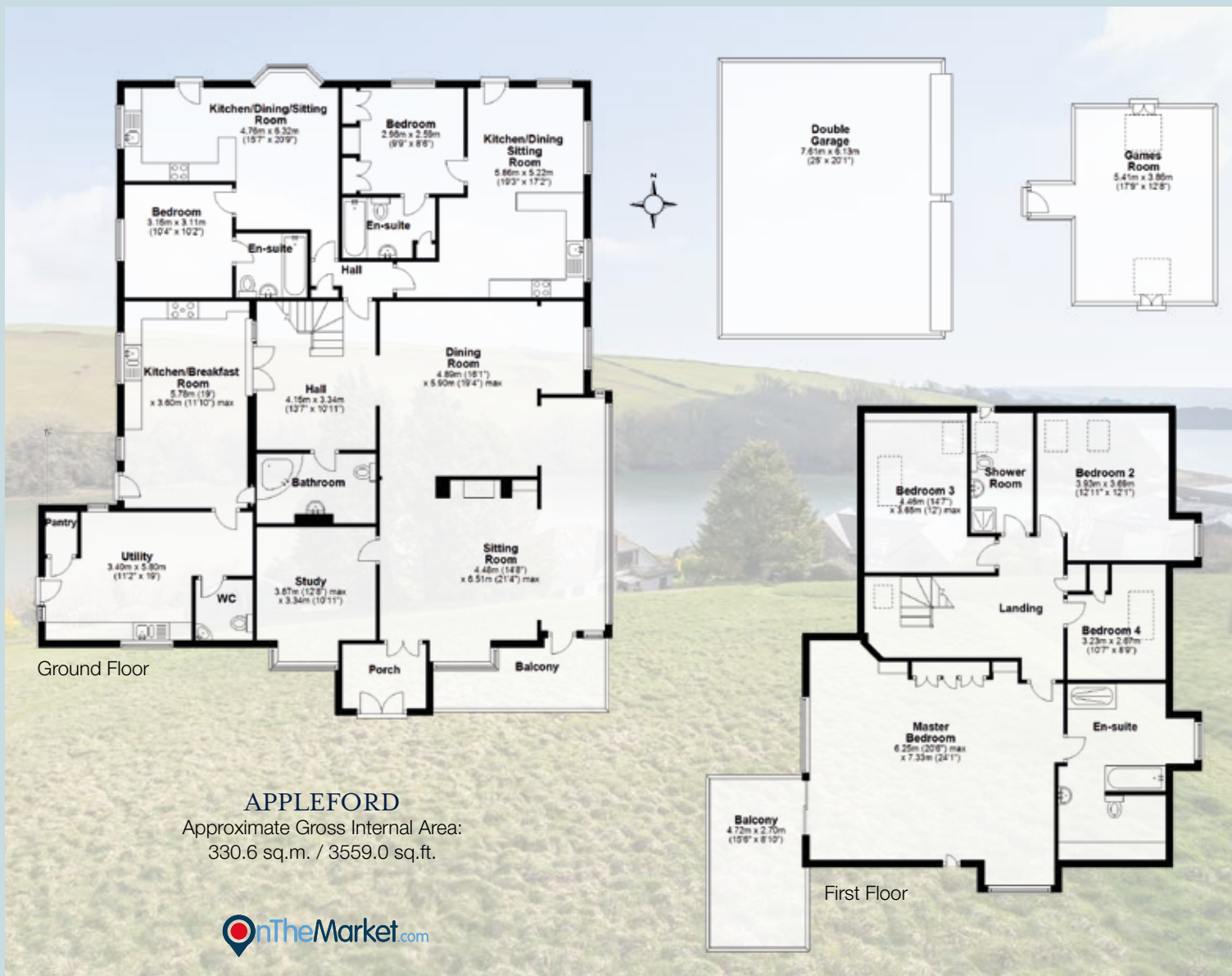
DESCRIPTION

Appleford is a detached home that sits in an elevated position overlooking the creek and countryside beyond, with outstanding views from all the principal rooms. The house was originally built as a farm cottage and over the years has been extended to provide spacious accommodation across two floors. The entrance hall leads through to the sitting room with wood burning stove and dining room, which has been altered by the current owners to include a wonderful sun room, enjoying fabulous views of Bowcome Creek and the countryside beyond. The kitchen/breakfast room is fitted with a number of units and marble work top integrated with the usual appliances, and adjoins a large utility room with a pantry and a cloakroom. There is also a study and bathroom on this floor.

The master bedroom, located on the first floor, is extremely spacious with a large en suite bath and shower room, fitted wardrobes and a private balcony. There are three further bedrooms on this floor, along with a family shower room. There are two self-contained apartments on the ground floor, one of which enjoys fabulous water views and both comprise kitchen/living rooms, a bedroom and bathroom.

GARDENS AND GROUNDS

Appleford is surrounded by beautiful gardens with established trees and shrub borders, interspersed with lawns. The driveway sweeps around the side of the house to a parking and turning area to the front of the double garage and beyond, there is a covered storage area, wooden shed and kitchen garden. The sun lounge opens out to a lovely south east facing terrace with a glass balustrade and superb views. To the rear of the house, there is a paddock with post and stock fencing. In total, the grounds extend to approximately 2.16 acres.



SERVICES

Mains water, electricity, private drainage. Oil fired central heating. We have been informed that gas is on site but not connected. PV and solar panels providing electricity and hot water.

OUTGOINGS

South Hams District Council, 01803 861234
Council Tax Band G

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

DIRECTIONS

From Kingsbridge, follow the A379 coastal road to Dartmouth. About ½ mile out of Kingsbridge, turn left immediately before Bowcombe Bridge and follow the lane along the river. Appleford is the third house on the left.

VIEWINGS

Strictly by appointment with Savills.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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