

CLIFF HOUSE

TORCROSS, NR KINGSBRIDGE, TQ7 2TH



savills

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A beautifully refurbished house with superb accommodation, sublime views and positioned in one of the most spectacular settings on the south coast

Kingsbridge and Dartmouth both about 7 miles
Totnes (main line rail link to London) about 16 miles

Entrance porch and entrance hall

Cloakroom/shower room • Kitchen/Dining room

Double sitting room • Games room • Large snug

Ground floor bedroom suite with shower room
and private coastal terrace • Master suite with sumptuous

bathroom • Guest suite with shower room

A further two double bedrooms and a further
shower room

Double garage with studio below

Additional parking • Gardens • Terraces and an
extraordinarily fabulous wood fired hot tub!

EPC - E





SITUATION

The coastal village of Torcross is a designated Area of Outstanding Natural Beauty and sits at the southern end of the 3 mile long Slapton Sands beach. The village is a bustling community that benefits from a public house and two beachside cafes/restaurants. Stokeley Barton, a farm shop with café, butcher, delicatessen and a lovely selection of pop-up shops is located just outside the village. The heart of the village wraps around the tip of Slapton Ley, the largest natural lake in the south west of England and the nature reserve beyond is listed a Site of Special Scientific Interest with its abundant fauna, flora and bird life and offers many trails and walks. Other recreational pastimes in the village include sailing, canoeing, fishing and direct access to the South West Coast Path. The neighbouring village of Stokenham offers a primary school, while the secondary school is slightly further afield in Kingsbridge; both schools are rated as outstanding by Ofsted and both are on the main bus route. The popular market town of Kingsbridge offers a wide range of amenities, including a leisure centre/indoor swimming pool, cinema, supermarkets and a wonderful selection of independent high street shops. Dartmouth, home to the Britannia Royal Naval College and the mouth of The River Dart is about 7 miles distant. There is a regular bus route running between Dartmouth and Kingsbridge that runs through Torcross.

DESCRIPTION

Built in the mid-1800s, Cliff House is a an outstanding and award winning coastal residence, offering sublime views of the sea, the beach and Slapton Ley. In 2018, Cliff House was

extended and extensively refurbished in a sophisticated and contemporary style that meets homely and cosy head on, with a bright interior, spacious with generous accommodation and colourful décor. The open plan kitchen/dining room is fitted with top spec appliances including a range cooker, fridge/freezer, coffee machine, microwave, dishwasher, washing machine and tumble dryer and there are floor to ceiling glazed doors leading to a wonderful sundowner terrace. There are a further three reception rooms comprising a games room, snug with wood burning stove, and a larger sitting room. A wonderful advantage of this house is the ground floor bedroom suite, with its own private coastal terrace and magnificent views, ideal for those who prefer to stay on one level. On the first floor is an elegant landing with French doors opening to a Juliette balcony showcasing the sea. On this floor are a further 4 double bedrooms, including the master bedroom suite with French doors opening to another Juliette balcony and a generous and beautifully appointed bathroom with a floor to ceiling window overlooking Cove Beach. In total, the house offers 5 bedrooms and 5 bath/shower rooms. The gardens and terraces beautifully compliment the house. The front terrace, is home to the wood fired hot tub and a magnificent Sea Holly tree. There are further terraces wrapping around the house, all offering sunshine and beach views. The current owners have created a wonderful business by letting Cliff House to holiday guests, details of which can be viewed at holidaycottages.co.uk, ref 54902. The owners are prepared to sell the contents of the house and the dedicated website if required. The repeat clients and endless 5 star reviews illustrate how popular and successful this coastal gem is.

SERVICES

All electric including the boiler. Underfloor heating to kitchen and bathroom.

Mains water and drainage

OUTGOINGS

South Hams District Council, 01803 861234 No council tax band as the house is holiday let and as such is registered for Business Rates.

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

The village can be approached from either Dartmouth or Kingsbridge. If the sea is on your left, drive to the far corner of the village and instead of following the road around the bend, turn left at the side of the small car park and follow the lane that rises up behind the houses. At the dustbins, turn left and left again onto a gravel driveway leading to 3 properties, including Cliff House. Park your vehicle before the double garage on your left beside the fence.

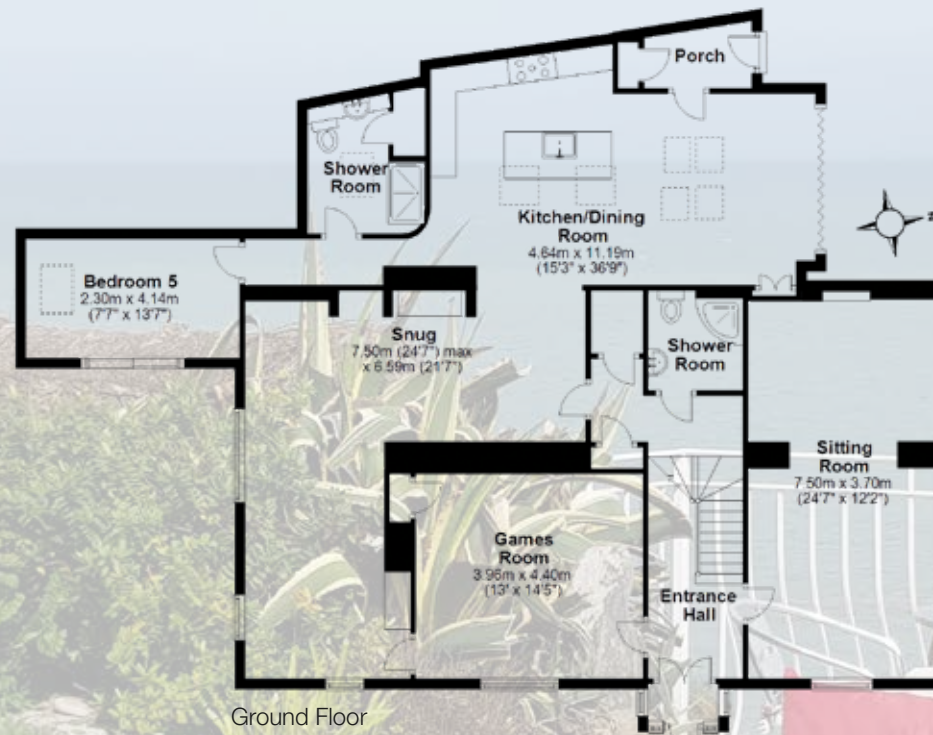
VIEWINGS

Strictly by appointment with Savills.

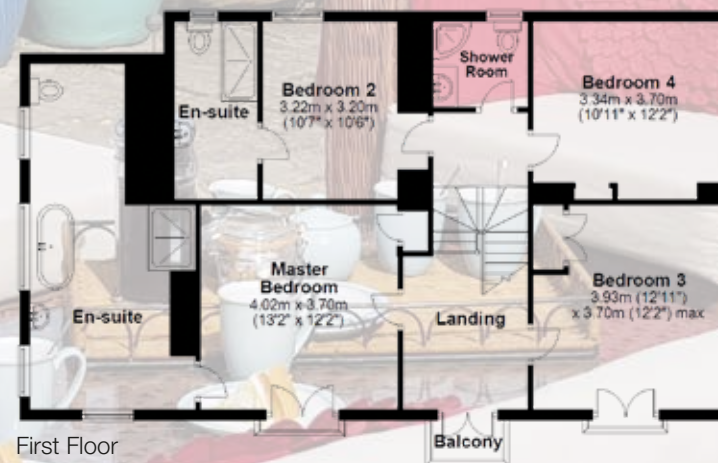


CLIFF HOUSE

Approximate Gross Internal Area:
285.4 sq.m. / 3072.1 sq.ft.



Ground Floor



First Floor

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Current	Potential	
	74	
50		



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