

A beautifully presented barn conversion in the heart of the sought after village of South Pool

Church House, South Pool, Kingsbridge, Devon, TQ7 2RW Guide Price £950,000 Freehold



# Central village location • 5 bedrooms, 4 bathrooms • Walking distance to the creek • Private, enclosed garden • Ample parking

#### **Local Information**

The picturesque village of South Pool sits at the head of South Pool Creek, a tidal inlet off the Kingsbridge and Salcombe Estuary. The village has a strong community spirit with many events being held throughout the year, including the Church Fete, quintessential village summer cricket matches and the very famous Duck Race! There are lovely footpaths in and around the village and there is a pontoon where villagers can keep their boats. The Millbrook Inn, a fabulous award winning pub, known for its gastro food and craft ales is very much in the heart of South Pool. Nearby are two farm shops, Springfield Farm Shop and Tearooms and Stokeley Barton, offering a range of pop up craft shops. If travelling by boat, Salcombe is about 2 miles downstream and the open sea is about one mile beyond. The town can also be reached on foot or bicycle, using the ferry from East Portlemouth where you can also find the beautiful sandy beaches of Millbay and Sunny Cove. A yachting and water sports hot spot, Salcombe also offers a beautiful harbour, spectacular cliff top walks and numerous boutique shops and restaurants. There are primary schools at Charleton and Stokenham and the OFSTED 'outstanding' rated Kingsbridge Community College is about 5 miles away. The A38 Devon Expressway is about 15 miles distant and provides links to Exeter, Plymouth and the M5.

## About this property

Church House is a beautifully presented, reverse level barn conversion set in the heart of the sought after village of South Pool. Built in the late 18th / early 19th Century, it has been lovingly converted into a wonderfully spacious and bright home which has been run as a successful holiday let for many years. The flexible accommodation is arranged over two floors with the ground floor comprising a large main bedroom with fitted wardrobes and en suite bathroom, a spacious and light room which is currently used as a family room with a king size bed as well as twin beds. There is also a further double bedroom again with fitted wardrobes and an en suite shower room as well as a further double bedroom, a twin bedroom, a family bathroom and a family shower room. From the ground floor, there are two

stair cases which rise to the first floor, one to the living room and one to the kitchen / dining room. The living accommodation on the first floor is beautifully presented with a feature vaulted ceiling and exposed beams throughout. The living room benefits from a glazed gable at one end which bathes the room in light as do the roof lights which run along each elevation. The open plan kitchen and dining room is again a very light and spacious room. With a well equipped kitchen at one end benefitting from a built in double oven and hob as well as space for a fridge and freezer. With the breakfast bar and dining area, it is a very sociable space, perfect for

Outside, the enclosed garden to the rear is has a private terrace with steps up to a flat, lawned area with raised beds giving views over the village. Whilst to the front of the property, there is ample parking.

entertaining. There is also a single

bedroom on this floor.















# **Directions**

Proceed from Kingsbridge or Dartmouth on the A379. If approaching from Kingsbridge, once in the village of Frogmore, turn right over the bridge to South Pool. Once in South Pool, pass the pub on your left and Church House will be found just past this on the right hand side. If approaching from Dartmouth, turn left at the mini roundabout in Stokenham (Carehouse Cross) and follow signs for East Portlemouth until reaching a sharp left hand bend, where you proceed straight ahead towards South Pool. When you descend into the village the creek will be straight ahead. Turn right into the village and proceed over the small bridge. Church House will be found a short distance into the village on the left.

## Services

Mains water, drainage and electricity. Oil fired central heating

#### Local Authority

South Hams District Council, Totnes

# **Energy Performance**

EPC Rating = D

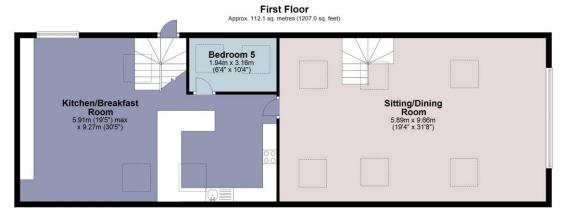
#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams Telephone: +44 (0) 1548 800462.

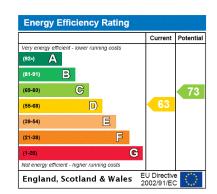


savills savills.co.uk amy.hart@savills.com





Total area: approx. 218.0 sq. metres (2346.6 sq. feet)



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210104AMHA

