



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 entertaining. There is also a single bedroom on this floor.

Outside, the enclosed garden to the rear 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.





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.

Church House, South Pool, Kingsbridge, Devon, TQ7 2RW
Gross Internal Area 1139.6 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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