



*A wonderful detached property in the heart of the picturesque village of South Pool*

**The Ling, South Pool, Kingsbridge, Devon, TQ7 2RW**

**Guide Price £950,000  
Freehold**

**savills**



***Detached 4 bedroom house • Beautiful landscaped garden • Garage and parking • Sought after creek-side village location on the Salcombe Estuary • No chain***

**Local Information**

South Pool is one of the most picturesque villages in the South Hams and sits at the head of South Pool Creek, a tidal inlet off the Kingsbridge and Salcombe Estuary. The village has a wonderful community spirit with events including the Church Fete, quintessential village summer cricket matches and the very famous Duck Race which are held throughout the year. Being situated on the creek, the village benefits from numerous footpaths in and around the village as well as a pontoon where villagers can keep their boats. The Millbrook Inn, a wonderful 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. Salcombe is about 2 miles downstream by boat with the open sea about one mile beyond. The bustling 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**

The Ling is a delightful, detached property in the heart of the sought after village of South Pool. Occupying an elevated plot, this charming home benefits from many features and offers flexible accommodation which is largely arranged over one floor. The spacious entrance hall leads into an impressive, dual aspect, open plan sitting / dining room. At one end the feature red brick fireplace with inset wood burner creates a wonderful focal point and glazed doors on either side of the sitting room provide access to the garden and to the side of the property. The well-appointed kitchen with central island offers a range of units and integrated appliances including a double oven, four burner ceramic hob, dishwasher, washing machine and tumble drier. There is also space for a fridge freezer. The vaulted ceiling, exposed beams and dual aspect give a light and spacious feel. On the other side of the entrance hall, the principal bedroom with Jack and Jill en suite bathroom also benefits from a lovely west facing conservatory and terrace which overlooks the well-established garden as well as providing access to it.







Village pontoon



There are a further two double bedrooms on this floor as well as a family bathroom with an additional double bedroom on the ground floor. The property also benefits from an integral garage which (subject to the necessary planning consents) could be incorporated into the living accommodation.

Outside the property is a generous west facing garden which adjoins fields to the north. Largely laid to lawn and bordered by mature shrubs, the views over the village and surrounding countryside are wonderful. There are two stone stores and also a detached glazed summer house perfect for al fresco dining. To the front of the property there is ample off road parking.

#### Services

Mains electricity, water and drainage

#### Viewing

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

#### Local Authority

South Hams District Council, Totnes


#### Energy Performance

EPC Rating = F



**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, The Ling can be found on the right and side, just before the Millbrook Inn. If approaching from Dartmouth, turn left at the mini roundabout in Stokenham 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 towards The Millbrook Inn. The Ling will be found on the left, just beyond the Millbrook Inn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			77
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	33	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			

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