



*A stunning contemporary, detached family home in the heart of the South Hams*

**Charms Nest, Moreleigh, Totnes, Devon, TQ9 7JH**

Guide Price £1,150,000 – Freehold









- 5 or 6 bedrooms, 4 bathrooms
- Fabulous principal bedroom suite
- Exquisite far reaching countryside views
- Decked balcony, terrace and garden
- Integral garage and ample parking

#### Local Information

Situated in the heart of the South Hams rolling countryside, the village of Moreleigh is situated between the popular towns of Kingsbridge and Totnes and offers a popular and highly renowned 17th Century pub, The New Inn, which has been run by the same family since 1972. The market town of Kingsbridge is about 5 miles away and is home to an excellent primary school as well as Kingsbridge Community College which is currently rated as 'Outstanding' by Ofsted. There are also two supermarkets, a filling station, a wonderful and eclectic mix of shops and boutiques as well as a number of pubs and restaurants. Similarly, the vibrant town of Totnes is about 6 miles away and again has many amenities as well as a main line rail link to London (under 3 hours). The popular estuary town of Dartmouth is about 9 miles and is home to Britannia Royal Naval College and all the amenities you would expect from a thriving and bustling town. The A38 with links to Plymouth, Exeter and the M5 is about 8 miles.

#### About this property

Built in 2018, Charms Nest is a fine example of a substantial, detached home, thoughtfully designed to provide all the conveniences for modern family living and maximising the far reaching views over the rolling

countryside. Finished to a high standard throughout with underfloor heating, the accommodation is versatile, bright and spacious with all of the principal rooms enjoying the exquisite views. Arranged over three floors, the welcoming entrance hall with feature herringbone wooden flooring and oak and glass staircases really sets the tone for what is to come and as you step through the door you are drawn to the view beyond which naturally leads you through to the fabulous sitting room. This room really provides the "wow" factor with feature wood burner and full width bi-fold doors leading to a generous decked balcony overlooking the garden and countryside beyond. There is a double ensuite bedroom on this floor as well as a study / double bedroom, a cloakroom and access to the garage. The lower ground floor offers a fabulous, open plan family space and is clearly the heart of the home offering a generous kitchen, dining area and relaxing seating area. The well equipped kitchen with central island is integrated with a range of appliances including a dishwasher, wine cooler, electric double oven with gas range hob. Beyond the kitchen is a convenient utility / boot room. From the kitchen, full width bi-fold doors maximize the light and provide access to the terrace and garden which is the





perfect spot for alfresco dining or entertaining. Open plan to the kitchen is the dining area making this a wonderfully sociable space and again, French doors lead to the terrace and garden. Beyond the kitchen and accessed via the dining area or utility is a fabulous games room as well as a double bedroom and a bathroom. This area can be accessed externally to provide an annexe. The first floor provides the bedroom accommodation and offers a fabulous principal bedroom with a generous en suite bathroom, built in wardrobes and French doors with a Juliette balcony with exquisite, far reaching views over the surrounding countryside. There are a further two double bedrooms on this floor and a family bathroom.

#### **Gardens and Grounds**

Immediately outside the kitchen and dining area is a fabulous terrace complete with BBQ area and pizza oven which not only extends the living space but is also the perfect spot to take in the amazing views. There is a large, flat lawned area leading to a further decked terrace and seating area and a small paddock area with apple trees overlooking the surrounding countryside beyond. To the front, there is ample hard standing parking as well as an integral garage.

#### **Directions**

From Kingsbridge follow the A381 towards Totnes and after about 5 miles, turn left following the signpost for Moreleigh. Upon entering the village, do not take the left hand bend but proceed straight on and Charms Nest will be found a short distance along on the right hand side

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams.  
Telephone: 01548 800462













Charms Nest Moreleigh, Totnes, Devon, TQ9 7JH

Gross Internal Area 3753 sq ft

Local Authority – South Hams District Council

Council Tax – Band = H

Energy Performance - EPC Rating = A

Services – Mains electricity and water. Private drainage. Air source heat pump and underfloor heating



savills

savills.co.uk

Amy Hart

South Hams

01548 800462

amy.hart@savills.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		98
(81-91) <b>B</b>	91	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**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. 20220928AMHA

