

WEST CHARLETON GRANGE

KINGSBRIDGE




MARCHAND PETIT
COASTAL, TOWN & COUNTRY

 Knight
Frank



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

**West Charleton Grange | West Charleton | Kingsbridge
Devon | TQ7 2AD**

Mileages

East Charleton 1.3 miles | Kingsbridge Town Centre 2.2 miles

Salcombe 7.5 miles | Totnes 15 miles (Exeter St. David's 30 minutes/Paddington

2 Hours 40 minutes) | Plymouth 25 miles | Exeter city centre 42 miles

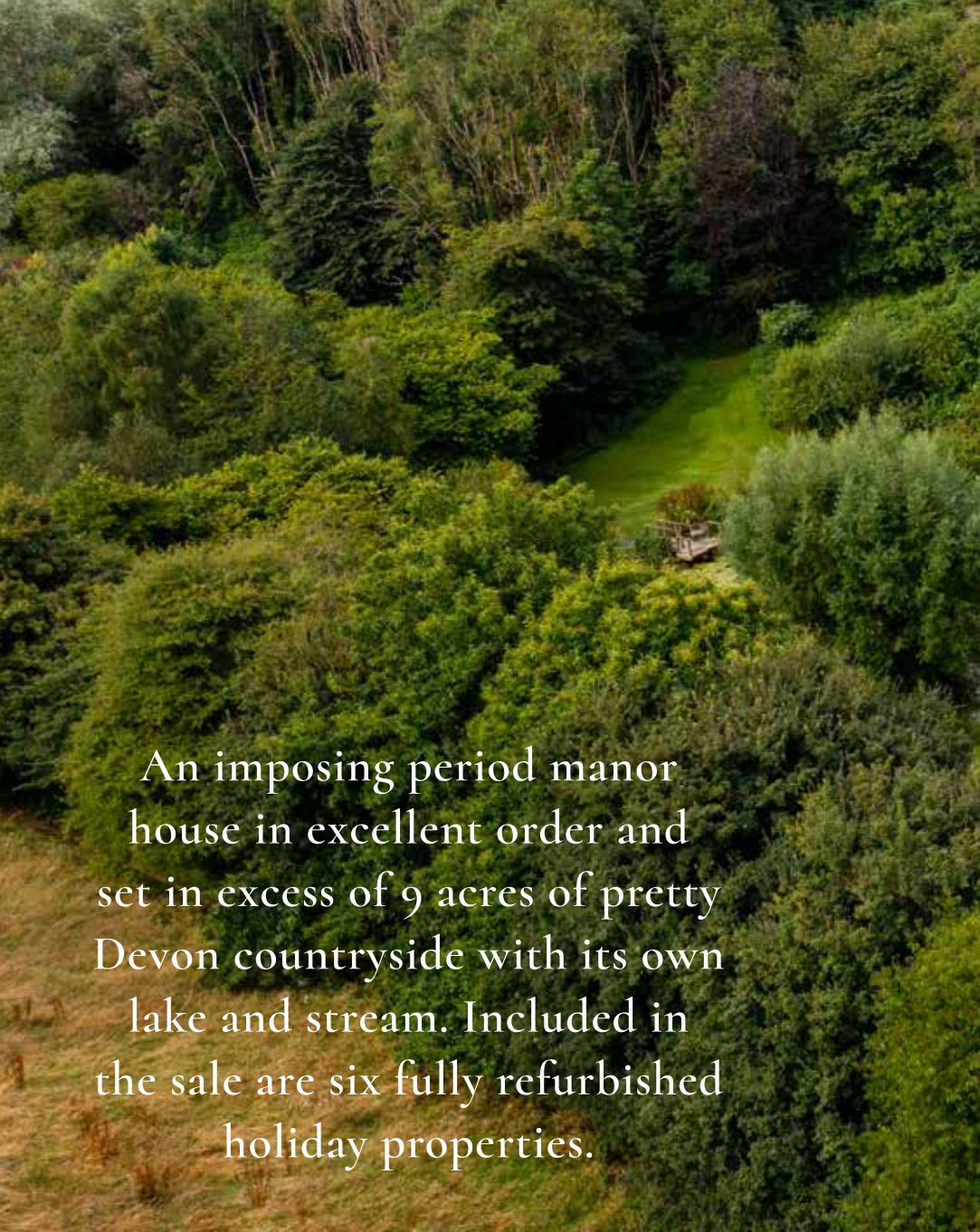
Exeter Airport 45 miles (London City Airport 1 hour)

(All mileages are approximate)

Accommodation

Ground Floor: Entrance hall | Reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Utility/boot room | Cloakroom | Wine cellar and games room. Principal bedroom with walk-through bath/dressing room to en suite wet room | Double bedroom with en suite shower room | Double bedroom with en suite/dual-access bathroom | Two further bedrooms | Family bathroom **West Wing House (Self-contained Annexe)** Two ground floor bedrooms (Bedrooms 7 and 8) | Ground floor bathroom | First floor living room and kitchen/dining room | First floor bedroom (Bedroom 6) with en suite WC

Outside Parking | Triple garage | Office | Five holiday cottages | Oak-framed building for entertainment/cinema room with kitchen and bar | Pool house incorporating indoor heated swimming pool, two changing rooms and plant room | Gym | Tennis court | Outdoor children's playground and playing field | Boat store Garden store | Garden | Lake | Stream | Orchard | Woodland | Two paddocks In all about 9.01 acres (3.65 hectares)



An imposing period manor house in excellent order and set in excess of 9 acres of pretty Devon countryside with its own lake and stream. Included in the sale are six fully refurbished holiday properties.





Nestling in a beautiful, peaceful and very private setting, West Charleton Grange is a fine country house, set in nine acres of mature grounds. Within the grounds are six superb, self contained properties: the west wing of the grange plus five separate cottages. Thought to have been built originally as a farmhouse in the 16th century and substantially altered two centuries later in the Georgian period, West Charleton Grange is built of the mellow, local stone under a slate roof and has wide, tall sash windows, well-proportioned rooms and excellent ceiling height. The house is unlisted and has been refurbished to a very high standard, retaining many architectural features including an elegant main staircase, several fireplaces, coving and a wealth of fine joinery. The main part of the house faces east and south, with the later and separate former staff wing looking west. The ground floor has three good-sized reception rooms, with the sitting and dining rooms facing south with views across the garden and small lake through wide sashed bay windows. The sitting room has direct access to the large kitchen/breakfast room forming a wonderful family hub to the house and both face west, to catch the best of the afternoon daylight and early evening sun. The kitchen has a large dining area with French windows to the paved terrace outside and is fully fitted with a range of built-in electric appliances and a two-oven Sandyford cooker. The two wings of the house are linked by a lovely reception hall, with a sweeping elegant staircase that rises to the galleried landing above. Upstairs there are five generous double bedrooms, all of which face east or south and have lovely views. The principal bedroom faces south and has an enormous, en suite bath/dressing room, with a separate wet room fitted with a double shower. Two further bedrooms have en suite facilities and the remaining two bedrooms share the family bath and shower room.

West Wing House and Holiday Cottages

Behind the main house is an attached, former staff wing known as West Wing House, which currently serves the largest of the self-contained holiday properties and comprises a combined living room, kitchen/dining room and three bedrooms. On the first floor it is separated from the main part of the house by a lobby with two doors and could therefore, serve as an annexe, or be easily incorporated into the house again. In addition, there are five letting cottages converted from traditional estate buildings. The outline details of the holiday accommodation units are set out below:



All cottages incorporate combined living room and kitchen/dining room with flat screen TV and Wi-Fi. The majority also have wood burning stoves. All cottages except Granary have private outdoor terraces. The holiday properties have access to barbeques, outdoor playground and playing field plus separate guest parking.

The Folly, Outbuildings and Grounds

Within the grounds are several other buildings. The Folly is a bespoke, oak-framed entertainment building with high vaulted ceilings and exposed roof timbers that can accommodate up to 30 people. In addition to the party room, it has a large terrace at the front, a fully equipped kitchen, WC and is equipped with a projector and drop-down screen for use as a cinema room. Close by are an indoor pool building with changing rooms, gym, and a children's playground. The garden and grounds extend to about nine acres and incorporate lawns, a secret garden, orchard, woodland, lake, and stream, along with ample separate parking for the main house. There is also a triple garage, garden store and boat store, gym and a children's playground.





West Charleton Grange
sits in the South Devon
Area of Outstanding
Natural Beauty, close to
miles of beautiful coastline

West Charleton Grange is situated within the South Devon AONB, overlooking Salcombe and the Kingsbridge Estuary. It has easy access to miles of beautiful coastline incorporating several beaches and the South West Coast Path. The nearby village of West Charleton is a thriving community with a parish church, village hall, The Charleton Inn and CofE primary school (Ofsted rated Good). While neighbouring East Charleton is home to the Springfield Farm Shop, Butcher and Deli plus a Spar convenience store. The centre of the market town of Kingsbridge is just a five-minute drive and the town's amenities, which include large Tesco and Morrisons supermarkets can meet most day-to-day needs.

Services: Mains water and electricity. Private drainage. Oil-fired central heating and two Sandyford cookers. Colby has electric heating.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the roundabout at the southern end of Bridge Street in Kingsbridge, take the first exit onto Promenade/A379, signed to Dartmouth. Follow the road for 1.2 miles, exiting the town and shortly thereafter crossing over Bowcombe Creek. Having crossed the creek, continue for half a mile and then turn left onto Church Lane. The entrance to the driveway to the property will be found on the right after a third of a mile. It is clearly marked. Continue up the drive for a quarter of mile to the property.

Viewing

Strictly by appointment with the Joint Agents, Marchand Petit Kingsbridge and Knight Frank. To arrange your viewing contact Marchand Petit on 01548 855590 or Knight Frank on 01392 423111 or 020 7590 2451.

Local Authority: South Hams District Council

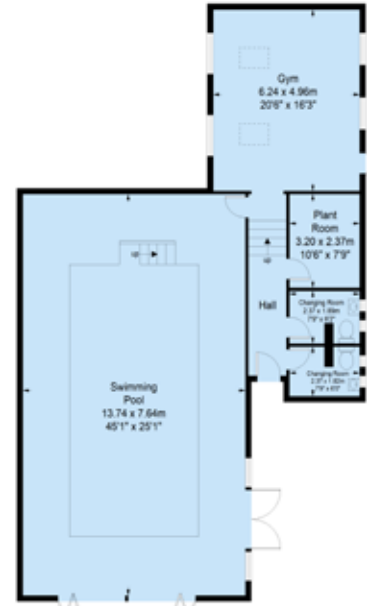
Council Tax: West Charleton Grange - Band F | **Tenure:** Freehold







Total area 88.91 Sq.m
(957 Sq.ft) Approx.



Swimming Pool/ Gym

Total area 161.46 Sq.m
(1738 Sq.ft) Approx.



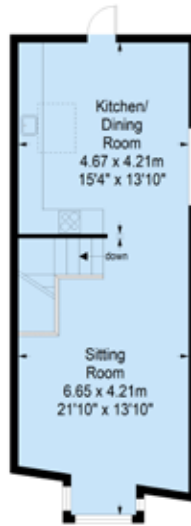
Lower Ground Floor

Ground Floor

Total area 82.59 Sq.m
(889 Sq.ft) Approx.



Ground Floor

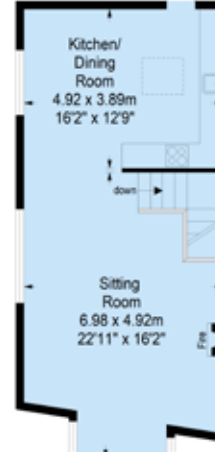


First Floor

Total area 88.72 Sq.m
(955 Sq.ft) Approx.



Ground Floor

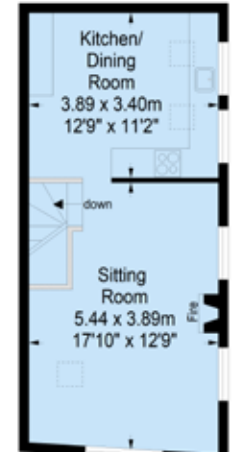


First Floor

Total area 1091 Sq.m
(1171.35 Sq.ft) Approx.



Ground Floor



First Floor

Total area 70.05 Sq.m
(754 Sq.ft) Approx.



IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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