

# Ley House, Thurlestone, Nr Kingsbridge, Devon

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A lovely, 1930s detached house, and three bed guest cottage, situated on the **edge of this gorgeous coastal village**, and within a short walk of the sandy beaches. Superb views, an acre of garden, and large driveway.

**Summary of accommodation**

**Ley House**

**Ground Floor:** Entrance hall | Kitchen | Utility | Cloakroom/shower room | Sitting room | Dining room | Sunroom | Conservatory  
Ground floor bedroom four/study

**First Floor:** Landing | Principal bedroom with en suite bathroom  
Two further double bedrooms | Shower room

**Annexe/guest cottage**

**Ground Floor:** Entrance hall | Kitchen/dining room | Sitting room  
Conservatory | Office/bedroom | Utility | Double bedroom with en suite shower room | Further shower room

**First Floor:** Two bedrooms | Bathroom

**Outside**

Gardens | Garage | Driveway and parking for several vehicles  
Greenhouse | Large store | Garden shed | Share of 10 acre field  
(see note under Gardens)

**Gross Internal floor Area 4,059 sq ft (377 sq m)**

**Distances**

Kingsbridge 5 miles, Salcombe 6 miles, Totnes 17 miles  
(All distances are approximate)



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## The location

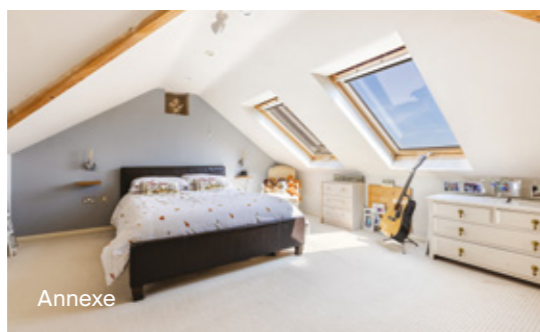
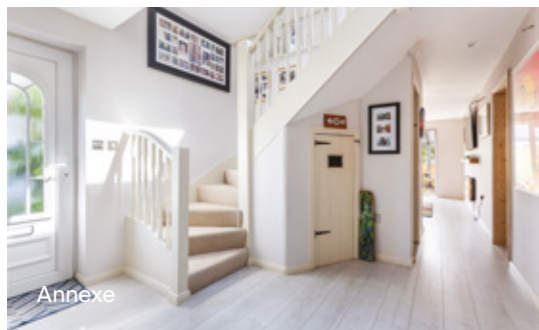
The South Hams is arguably one of the most sought-after waterfront locations in the UK with an uncommonly temperate climate and golden beaches. Thurlestone is a gorgeous village, with chocolate box thatched cottages, and situated on the spectacular Devon Coast, in an Area of Outstanding Natural Beauty. Within a short stroll are three sandy beaches, including Thurlestone Sands, with the landmark Thurlestone Rock, the popular 'Beach House' café and Thurlestone Marsh, one of three small wetlands. Thurlestone offers a vibrant community with a well-regarded primary school, the 4 star Thurlestone Hotel with Spa, a busy village hall, shop and post office, as well as a pub and a church. Thurlestone is also home to the beautiful Harry Colt designed 18 hole golf course, and Tennis Club. There are good transport links in the area, including a regular rail service from Totnes to London Paddington taking from 2 hours 42 minutes. Nearby the towns of Kingsbridge and Salcombe offer a varied mix of independent shops and boutiques, galleries, pubs, cafés and restaurants. Kingsbridge offers two supermarkets, a leisure centre with indoor swimming pool, a cinema, and secondary education by way of Kingsbridge Academy, a highly rated senior school.



## Ley House

Ley House is a well-loved family home, dating from the early 1930s and is being offered for sale for the first time in 25 years. During that time, considerable improvements have been made, including the addition of a surprisingly large, guest annexe. The house itself, offers a spacious ground floor with four generous reception rooms comprising a sitting room with open fire, dining room, sunroom with bi-fold doors which open onto the wrap around decked terrace, and a conservatory. In addition, there is a ground floor bedroom/office, and a shower room. The views, which stretch across the sweeping lawn and over the surrounding countryside are spectacular.

The first floor comprises a further three bedrooms, with the principal bedroom having an en suite bathroom, and again the views are glorious. From the kitchen, there is a courtesy door which leads through the utility room to the adjoining guest annexe, which also has its own, independent external access.



## The annexe

The annexe offers superb accommodation, with a well-fitted kitchen/ dining room, sitting room, and a conservatory with retractable glass ceiling and panels. There are two bedrooms on the ground floor, one with an en suite and the other is currently used as a study. In addition is a further shower room.

Stairs rise to the first floor, where there are two bedrooms and a bathroom. The layout and space on offer within the annexe, makes it feel much more like a stand-alone house, and this is emphasised by the terracing, parking and gardens.

## Gardens

The gardens at Ley House are a particularly wonderful feature, being largely level and laid to lawn. There are mature shrubs and beds, two pretty lily ponds, and a productive kitchen garden. Immediately to the rear of the house is a wraparound decked terrace, perfect for al fresco dining, and there is a similar decked terrace which leads off the annexe, both separated by mature screening. There is a greenhouse and large garden store. To the front of Ley House is a large, gravelled parking area and drive, and a garage.

**Note:** A number of years ago, the owners of Ley House and 14 neighbours, bought the large field that abuts all their gardens, ensuring the field would always remain as such. The ownership of the field remains with the houses and so the 1/15 share will come with the freehold of Ley House

## Services

Oil central heating, mains water, drainage, and electricity. Tesla Powerwall Solar system for the annexe, two solar hot water panels for the main house.

## Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.



## Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

## Directions (TQ7 3JR)

From Bantham Cross, take the A381 towards Salcombe. After a short distance, take the right-hand turn to Thurlestone. Follow the road into the village and continue through, passing the school, pub, and hotel. Continue beyond Thurlestone Golf Club and follow the lane up the short hill. Once the lane levels out, there is a turning to the beach on the right, take this and Ley House is immediately on your left.

**What3words:** recapture.apple.showed

## Property information

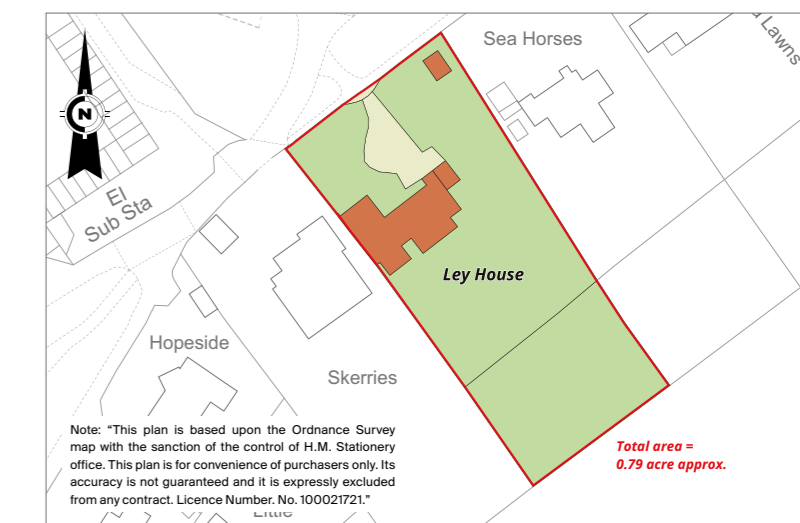
**Tenure:** Freehold

**Local Authority:** South Hams District Council

**Council Tax:** Band G

**EPC Rating:** D

**Guide Price:** £1,850,000

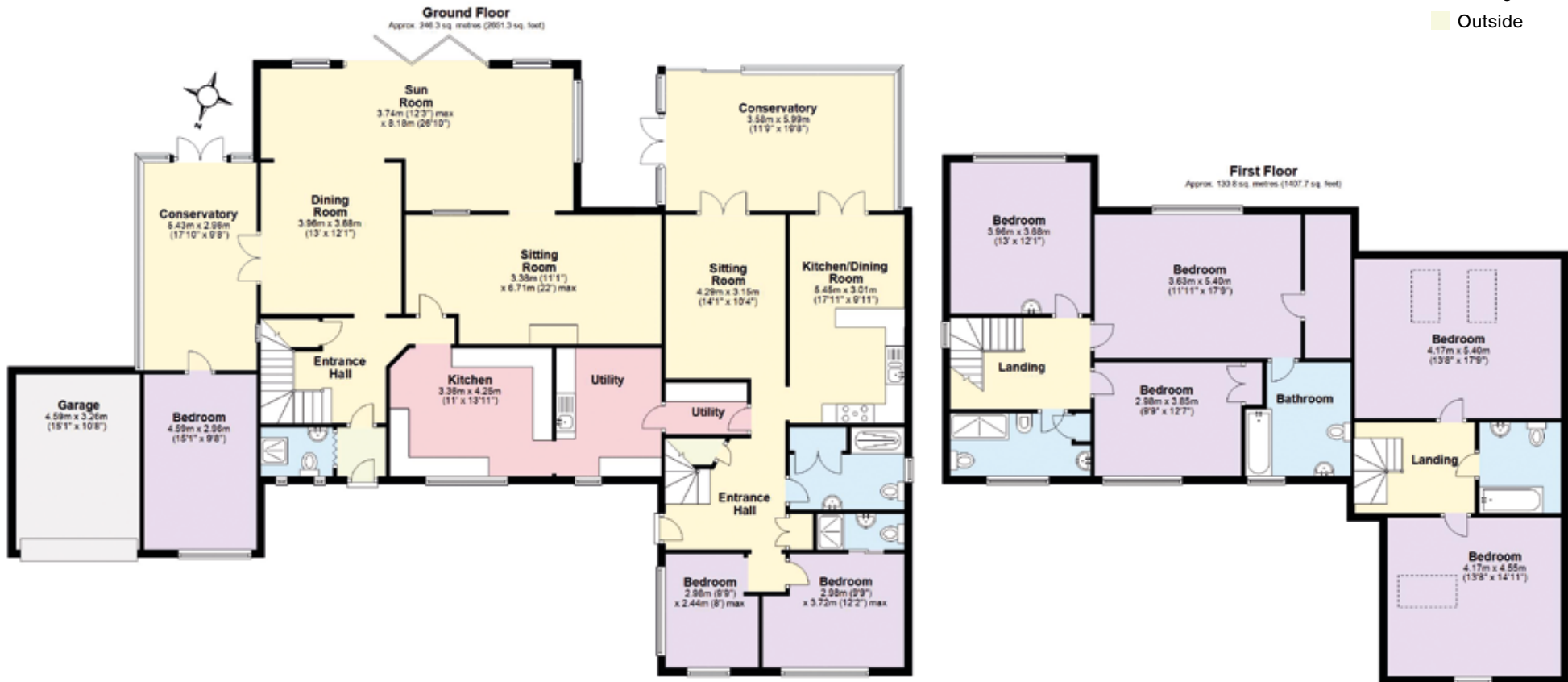


## Approximate Gross Internal Floor Area

377.1 sq m (4059.0 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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