

# Broadsands, Thurlestone, Devon

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A stunning beachside home, which has been exquisitely remodelled. Situated in a **magnificent setting** on the private Yarmer Estate, overlooking the 18th hole of Thurlestone Golf Course, and within a few minutes' walk of the beach.

## Summary of accommodation

**Ground Floor:** Entrance hall | Reception hall | Kitchen/breakfast room | Back kitchen/laundry room | Living room | Open plan dining area | Sitting room | Cinema room | Study

Guest bedroom suite with dressing room and shower room

**First Floor:** Galleried landing | Principal bedroom suite with dressing room and bath/shower room | Three further en suite bedrooms | Walk in closet

**Grounds:** Gated driveway providing parking for several vehicles | Large full width stone terrace | Large gardens

**Outbuildings:** Double garage | Workshop/plant room | Boot room | Cloakroom | Double store | Garden pavilion/dining room

**Gross Internal floor Area 4,863 sq ft (452 sq m)**

## Distances

Kingsbridge 5 miles, Salcombe 7 miles, Totnes 16 miles

(All distances and times are approximate)



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## The location

Broadsands is situated on The Yarmer Estate, a private estate in the village of Thurlestone. It is regarded as one of the finest and most sought-after locations in the South Hams, and rarely do houses adjoining the golf course ever come to the market. The village setting is a picture postcard, with chocolate box thatched cottages, a post office/village shop, a primary school, a great pub, and an award-winning hotel and spa.

Thurlestone is known for its spectacular links golf course and tennis club and is located on the Southwest Coast Path which leads directly to Bantham and Hope Cove. Several sandy beaches are within walking distance, including the National Trust beach at South Milton Sands, where you can al fresco dine at The Beach House, a wonderful seafood shack which is open all year round. Thurlestone Marsh, one of three small wetlands south of the village attracts an array of wildlife and again, offers some wonderful walks.

The nearby market town of Kingsbridge sits at the head of the Kingsbridge and Salcombe Estuary and offers a superb range of shops, deli's, pubs, and restaurants. The town's other amenities include a health centre, a leisure centre with indoor swimming pool, a cinema, and the highly regarded secondary school, Kingsbridge Academy (KCC). The major market town of Totnes (16 miles) offers a regular main line train service to London in 2 hrs 40 mins.

## The property

Broadsands is an elegant, and beautifully presented coastal house, which overlooks the 18th hole at the famous links course at Thurlestone Golf Club. The house has been the subject of an extensive program of works and has been redesigned throughout and finished to the highest specification.

The impressive entrance hall with glazed atrium, opens to the reception hall, where a sweeping staircase rises to the first-floor and a galleried landing. The main reception room is artistically divided and provides a dining room with sliding doors to the terrace, and a living room with a log effect fire set within a beautiful surround, and wood panelling to one wall which conceals a remote-control door to the study.





The study is the perfect retreat from the house, through the secret door, and with bespoke office furniture and wall to wall glazed doors to the terrace. As with all the principal rooms, the views are simply exquisite and look across the gardens to the golf course and the sea beyond. The bespoke kitchen is beautifully appointed and fitted with a range of electrical appliances including a four-oven AGA with integrated companion module, American style fridge/freezer and dishwasher. A large bay window looks to the garden and the coast, and this has been used as the focal point for the banquette seating and dining table, which complement the large island unit, central to the kitchen.

A second sitting room is open plan to the kitchen, which has two sets of glazed doors, which when open, ensure the garden and interior merge to become one. There is an additional kitchen and utility room which adjoins the kitchen to the rear and is fitted with a further range of integrated appliances. There is a cinema room/TV snug on the ground floor, as well as a beautiful guest suite of bedroom, dressing room and shower room.

The first floor comprises a stunning principal suite of bedroom, with dressing room and outstanding bathroom, three further ensuite bedrooms, and a walk-in closet off the landing. The views from this floor cannot be over emphasised enough!

Approximate Gross Internal Floor Area

4,863 sq ft (452 sq m)

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/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside





## Outside

The grounds have been redesigned and landscaped, in such a way to ensure they complement the house perfectly. You may be forgiven for thinking you're holidaying in Barbados, whilst sitting on the terrace and enjoying the views across the lawn and golf course to the sea beyond. The gardens have been beautifully planted and already appear well-established with an abundance of plants and shrubs offering an array of colour. There is a large, thatched garden pavilion/dining room, with BBQ terrace, and a gate at the bottom of the garden leads directly to the golf course and beach.

There is large, gated driveway, providing parking for several vehicles, and a double garage with adjoining workshop/plant room, boot room and cloakroom.

There is space within the grounds to land a helicopter.



## Services

Air source heat pumps, mains electricity, water and drainage.

## 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 3NY)

Follow the road into the village of Thurlestone, passing the school on your left and continue beyond The Village Inn and the post office/village store. As you round the bend, and head towards the golf club, Ilbert Road will be found on the right-hand side, and Broadsands is the third property on the left, after the tennis courts. **What3words: garage.liners.swooned**

## Property information

Tenure: Freehold

Council Tax: Band H

Local Authority: South Hams District Council

EPC Rating: C



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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. shown certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2025. Photographs and videos dated June 2024.

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