



## THE LODGE

Buckland Tout Saints, Near Kingsbridge, Devon



## A STYLISH AND BEAUTIFULLY DESIGNED CHARACTERFUL FORMER GATEKEEPER'S LODGE

Within large gardens, in a delightful, rural South Hams setting,  
with stunning views over the surrounding countryside.

### Summary of accommodation

**Ground Floor:** Sitting room | Snug | Dining room | Kitchen/ breakfast room | Bedroom | Bathroom

**First Floor:** Principal bedroom/bathroom suite | Further bedroom

**Annex:** Bedroom | Shower room | Utility room

**Outside:** Gardens with terraces | Summerhouse/ garden room

**In all about 1.85 acres**

**Distances:** Kingsbridge 2.5 miles, Salcombe 8.5 miles, Dartmouth 9.5 miles, Totnes 12 miles, Plymouth 23 miles  
(All distances are approximate)

Offers in excess of £1,000,000

## SITUATION

Buckland Tout Saints is a tiny South Hams village, the name deriving from the Toutsaints family who held the manor in the 13th century, and now the Buckland Tout Saints Hotel, and incorporating St Peter's Church.

It is situated in the beautiful rolling countryside of the South Devon National Landscape area overlooking the valley leading down to Bowcombe Creek and about two miles north of the charming market town of Kingsbridge, at the head of the Kingsbridge Estuary, and with its history of coastal shipping and shipbuilding.

The town is known for its narrow streets, historic buildings and Quay, and there is an eclectic selection of independent shops, cafes, pubs and restaurants. Local facilities include supermarkets, cinema, leisure centre and swimming pool and there is an active community with Kingsbridge Show and the Food and Music Festival. There is secondary education at Kingsbridge Community College and excellent opportunities for sailing and other watersports on the Kingsbridge Estuary.



There are nearby beaches including Bantham, Slapton, Salcombe and East Portlemouth and internationally famous sailing facilities at Salcombe, with its sheltered harbour, being a haven for yachtsmen.

There is spectacular walking along the South West Coast Path, golf courses at Thurlestone and Bigbury, and the historic maritime port of Dartmouth, on the banks of the River Dart Estuary, is within easy reach.

The South Hams area is renowned for it's gorgeous rolling countryside, scattered with pretty villages and towns and also it's stunning coastline with beaches, estuaries, coves and rocky cliffs.

From Plymouth there are ferries to France and Spain and in Totnes is a station with mainline connections to Exeter and London. At Exeter is access on to the M5 motorway, via the A38.

## THE PROPERTY

The Lodge was formerly the gatehouse lodge for the Buckland Estate and occupies a delightful private and peaceful rural setting, in an elevated location, with lovely views down the partly wooded valley towards Flear Mill and the surrounding rolling countryside.

The house is essentially built of traditional stone beneath a slate roof of classic Victorian design and with a rendered extension of matching style. It has been stylishly renovated and modernized and is beautifully presented, exuding character and charm.

The sitting room has a slate flagged floor, stone fireplace with wood burner and bay window, with snug off it, and at the centre of the house is the generous full height dining room, lit by roof lantern, also with flagstone floor, stone fireplace with wood burner and exposed stone chimney breast.

The kitchen/ breakfast room has a fitted kitchen and glazed sliding doors to the terrace with gardens and gorgeous rural views and the principal bedroom above has French doors to a 'Juliette balcony' overlooking the grounds and surrounding countryside.





Beside the house another stone building has been converted to provide the annexe, the bedroom of which has French doors opening to the terrace and gardens. All the bathrooms are stylishly fitted and designed with high quality contemporary fittings.

Wrought iron entrance gates between stone pillars open to the driveway and parking and turning area beside the house and around the house is stone paved terracing.

There are extensive gardens with lawned areas, plant and shrub borders and mature trees and, within the gardens, is the charming summerhouse/garden room with boarded walls and ceiling, wood burner, fitted seating and glazed folding doors to decking and stunning views down the valley.

Also within the ownership is the track next to the house which leads roughly a mile down through the valley to the road on the other side.



# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Private water and drainage. Mains electricity. Air/ground source heat pump.

**Local Authority:** South Hams District Council: 01803 861234

**Council Tax:** Band F

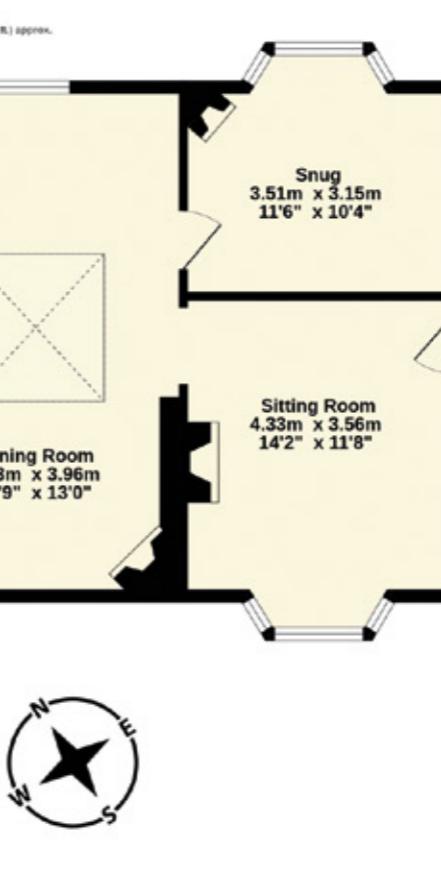
**EPC Rating:** D

**Directions:** TQ7 2DS What three words //postage.feeds.walls

**NB:** Covenants & Rights of way over track



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



**Approximate Gross Internal Area**  
171.5 sq.m. (1846 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted  
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