



Herons Reach, Aune Cross, Bantham

 **Knight  
Frank**



A period semi-detached house with 4/5 bedrooms, **bwely gardens** and a one bedroom holiday cabin, situated in a discreet and quiet setting, near to the beach on the edge of Bantham.

## Summary of accommodation

### Ground floor

Entrance hall | Kitchen | Sitting room | Conservatory | Study/bedroom five | Bathroom | Utility room

### First floor

Four bedrooms | Two bathrooms

### Outside

Holiday cabin with bedroom, kitchen, and shower room | Gardens | Parking for several cars

Gross Internal floor Area 1,961 sq ft (182 sq m)

### Distances

Bantham and Thurlestone less than a mile, Kingsbridge 4 miles, Salcombe 8 miles, Totnes 16 miles

(All distances and times are approximate)



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## Location

Herons Reach is situated in a gorgeous, secluded setting, on a no-through lane, on the edge of the village of Bantham. Surrounded by rolling countryside, and within an Area of Outstanding Natural Beauty, Aune Cross is situated less than a mile from both Bantham and Thurlestone. Both villages, offer superb sandy beaches, well stocked village shops, and popular village pubs. Thurlestone is home to Thurlestone Hotel and Spa, a tennis club and Thurlestone Golf Club. Kingsbridge, about 4 miles away, is a large market town, and offers a wide selection of shops, galleries, pubs, cafés and restaurants.

Amenities include two supermarkets, a cinema, a leisure centre with indoor swimming pool, a medical centre and hospital/a minor injuries unit, and the highly regarded secondary school, Kingsbridge Academy. Totnes offers a mainline rail service to London, Paddington in 2 hrs 40 mins.

## The property

Herons Reach is a charming late Victorian period semi-detached house, which has been in the same family for almost 40 years.



On the ground floor there is an entrance hall and reception rooms, including a sitting room, which has a large window with window seat overlooking the garden, and a wood burning stove set in a recess, there is a conservatory and a study, which makes an ideal ground floor bedroom as there is also a bathroom on this floor. The kitchen is fitted with a hob and double oven, a dishwasher, and a fridge. In addition, there is a utility room and a boot room. Stairs rise to the first floor, where the main bedroom has an adjoining shower/bathroom and double doors to the balcony, with wonderful sea and countryside views, including a direct view of Burgh Island. There are a further three bedrooms, two of them formerly being one bedroom and split to provide two singles, and a family bathroom.



Cabin



Cabin



Cabin

## Garden

The gardens at Herons Reach are delightful, being well-stocked and offering a high level of privacy and seclusion. There are mature shrubs and trees, lawned areas, a vegetable garden, and seating areas. Outbuildings include a greenhouse and two sheds.

There is a Scandinavian style cabin, which is a successful holiday let, and offers a studio space comprising an open plan area of bedroom, kitchen, dining area, shower room, outside decking area, and offers far reaching views of the beach at Bantham and Burgh Island in the distance.

Herons Reach is approached via a gated driveway and offers parking for several vehicles.

## Services

Mains water & electricity. Private drainage (shared with adjoining neighbours and installed circa 2022). Electric heating.



## Directions (Postcode: TQ7 3AD)

What3Words: retaliate.sublime.interview

From the Bantham Cross roundabout, on the A381, follow the exit to Bantham. Continue for two miles, and at the crossroads for Buckland and Thurlestone, turn right, signposted 'Farms only'. Herons Reach is the first drive on the right.

## Property information

Tenure: Freehold

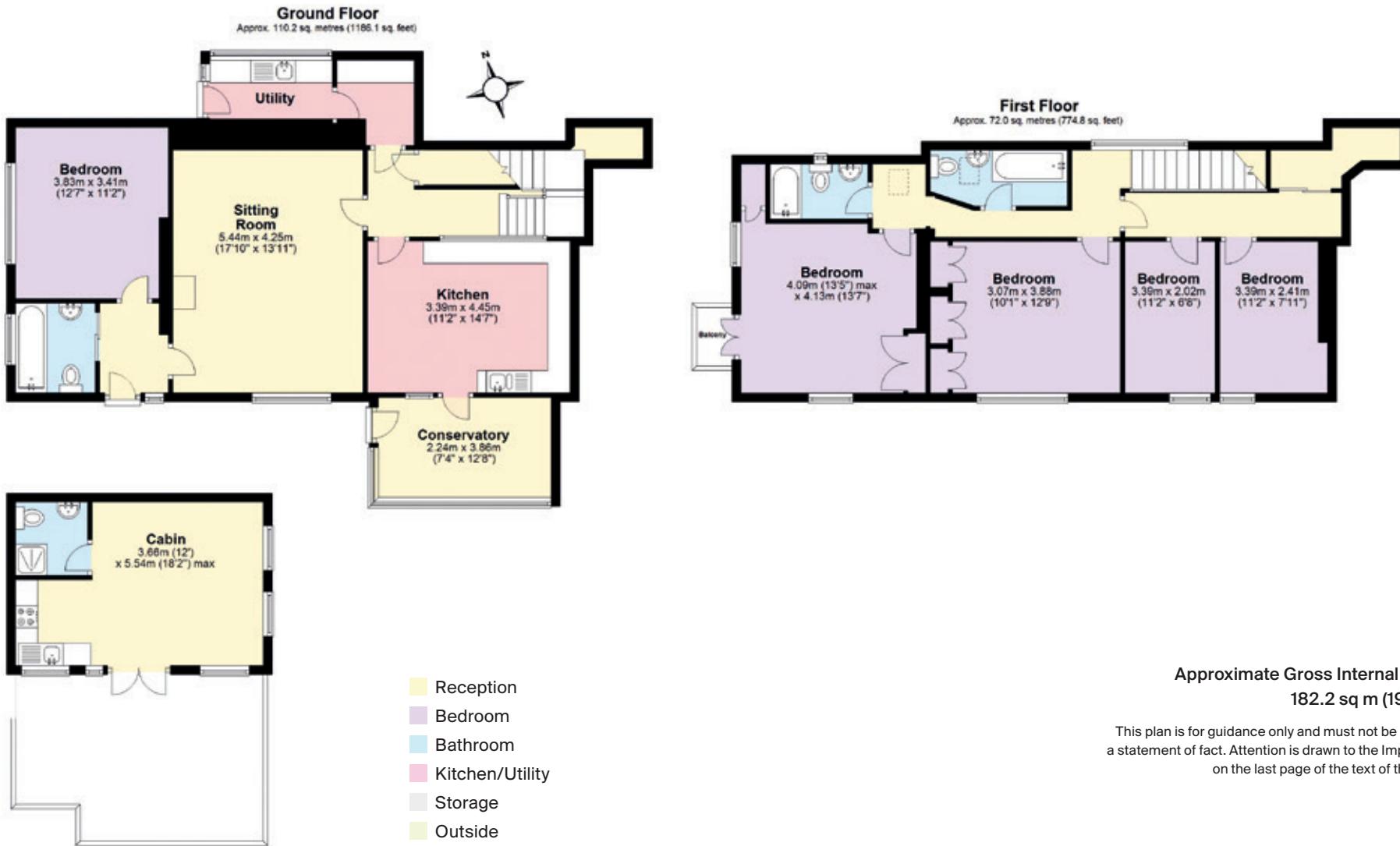
Local Authority: South Hams District Council ([www.southhams.gov.uk](http://www.southhams.gov.uk)).

Council Tax: Band F

EPC Rating: E

Guide Price: Offers in excess of £800,000





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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