



The Park, Buckland Tout Saints, Devon





An outstanding opportunity to create a fabulous contemporary rural home with **far-reaching panoramic views.**

Summary of accommodation

Reception hall | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Study

Principal bedroom with en suite | Three further bedrooms | Family bathroom

Garage with shower room

In all about 9.66 acres

Distances

Kingsbridge 2.6 miles, Totnes 12.1 miles (London Paddington 3 hours 13 minutes),

Salcombe 8.6 miles, Plymouth 28.1 miles

(All distances and times are approximate)



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Situation

The Park is located only a short distance from Kingsbridge, (approximately 2.6 miles) with superb far-reaching rural views overlooking its own land. The property is also located within an Area of Outstanding Natural Beauty and within walking distance to Bowcombe Creek, which is an excellent outlet to moor a boat for convenient access to Salcombe.

The stunning South Hams coastline and beaches including Slapton Sands and Bigbury Bay are found only a short drive away, and the yachting centres of Salcombe and Dartmouth are both within easy reach of the village. The parish of Buckland Tout Saints is surrounded by rural countryside with wonderful walks and marked footpaths.

Kingsbridge town provides a vast range of shops and amenities including excellent health and leisure facilities along with regular bus links running between Dartmouth, Plymouth & Totnes.





The property

The Park is a wonderful home in a prominent position with an outstanding outlook over 9.66 acres of its own land. There is a spacious kitchen breakfast room and utility area. There is also an excellent sitting room and dining room which takes full advantage of the aspect. There are four bedrooms including an impressive principal making this an attractive family home.



As well as having well-arranged accommodation there is also a swimming pool and terrace making the property ideal for entertaining. Whilst the property requires modernisation it has huge potential to create an outstanding contemporary home subject to the necessary consents.

Services

Mains services are connected with oil fired central heating.

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Directions (TQ7 2DS)

From Kingsbridge, head up Church Street towards Totnes and at the crossroads which has a footbridge over it, turn right on to Belle Cross Road. At the end of Belle Cross road, take the next left. Carry on up the hill and go straight over the crossroad to Goveton. When you have reached Goveton, turn right up the hill, pass the Church and take the third entrance on the right, opposite Quarry Farm.

Property information

Tenure: Freehold

Local Authority: Devon County Council: 01392 38200

South Hams District Council: 01803 861234

Council Tax: Band G

EPC Rating: D

Offers in Excess of £750,000



Approximate Gross Internal Floor Area

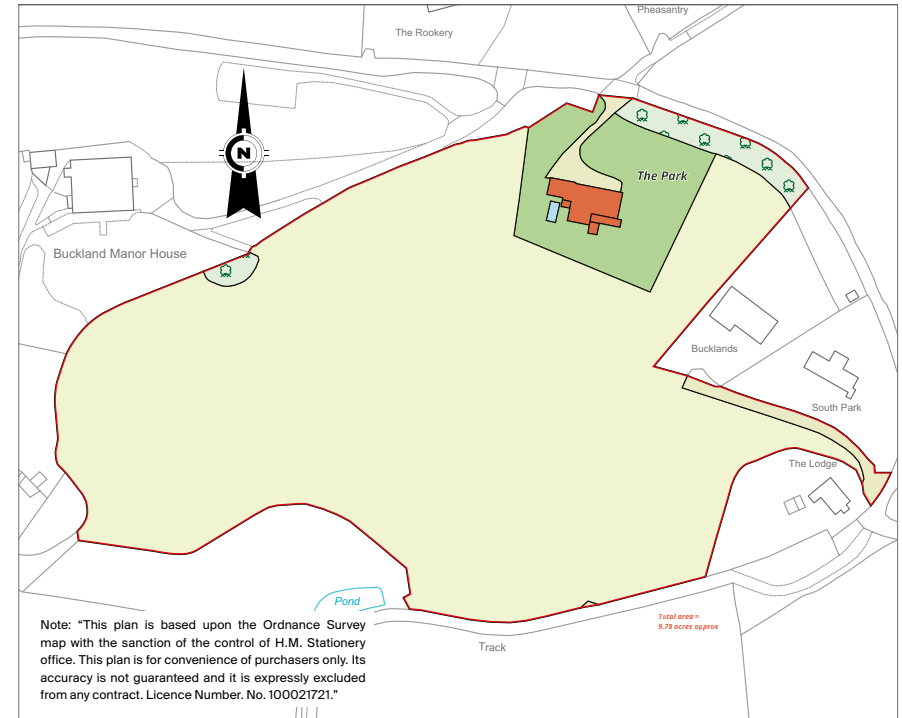
2644 sq ft / 245.6 sq m

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



Ground Floor



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 June 2023. Photographs and videos dated February 2023.

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