



Ash Tree House Church Hill, Marldon

Paignton

Guide Price £675,000

ABSOLUTE



Ash Tree House Church Hill

Marldon, Paignton

Nestled in the serene surroundings of Marldon, this beautiful 4-bedroom detached house offers a unique and bespoke living experience. The property boasts a stunning reverse level design, allowing for breathtaking countryside views from the comfort of your home. As you gaze out the windows, you'll be mesmerised by the picturesque sight of Marldon church standing majestically only a stones throw from the property. The interior is a harmonious blend of elegance and functionality, featuring 4 generously sized double bedrooms, including an en-suite shower room and a family bathroom for added convenience.

Step into the heart of the home, where a fabulous open plan kitchen/dining room/family room awaits, complete with 2 sets of bi-fold doors and a vaulted ceiling with Velux windows that flood the space with natural light and seamlessly merge the indoors with the outdoors. The lounge is a cosy retreat, equipped with a wood burner and additional bi-fold doors that lead out to the composite balcony wrapping around the property and providing a choice of places for alfresco dining. Practical elements such as a utility room, a separate storage room, a garage with an electric door and internal door, and driveway parking for 6 to 7 cars ensure optimal functionality. Outside, the large composite balcony invites you to enjoy the stunning views, while the lawned gardens and stone-built fire pit offer the perfect backdrop for outdoor gatherings. This enchanting property



GARDEN

The lovely landscaped gardens comprise of laid to lawn areas, interspersed with stone walling. Attractive wild flower border. There is a fabulous stone built fire pit, which again enjoys the breath-taking countryside views. The garden is enclosed by wooden panelled fencing. Large outdoor garden store and wood store.

GARAGE

OFF STREET

DRIVEWAY

GARAGE

Single Garage

To the front of the property there is a driveway with parking for 6/7 cars, leading to the garage with an electric door, electric light and power and an internal door into the property.



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The property is situated in the pretty South Hams village of Marldon bordering some of South Devon's most picturesque rolling countryside. Marldon is full of history and character and is well served by two good pubs, village shops, a post office, a well-regarded primary school, a church and a very active community hall hosting various clubs. Plenty of countryside walks around the area are right on the doorstep whilst the sandy beaches of Paignton are approximately 3 miles away and the picturesque village of Totnes is just over 5 miles away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Beautiful bespoke reverse level detached house
- Stunning countryside views and overlooking Marldon church
- 4 Double bedrooms
- En-suite shower room and family bathroom
- Fabulous open plan kitchen/dining room/family room with 2 sets of bi-fold doors
- Lounge with wood burner and bi-fold doors onto wrap around composite balcony
- Utility room and separate store room
- Garage with electric door and driveway parking for 6/7 cars
- Composite wrap around balcony, lawned
- Fabulous stone built fire-pit
- Living highly recommended



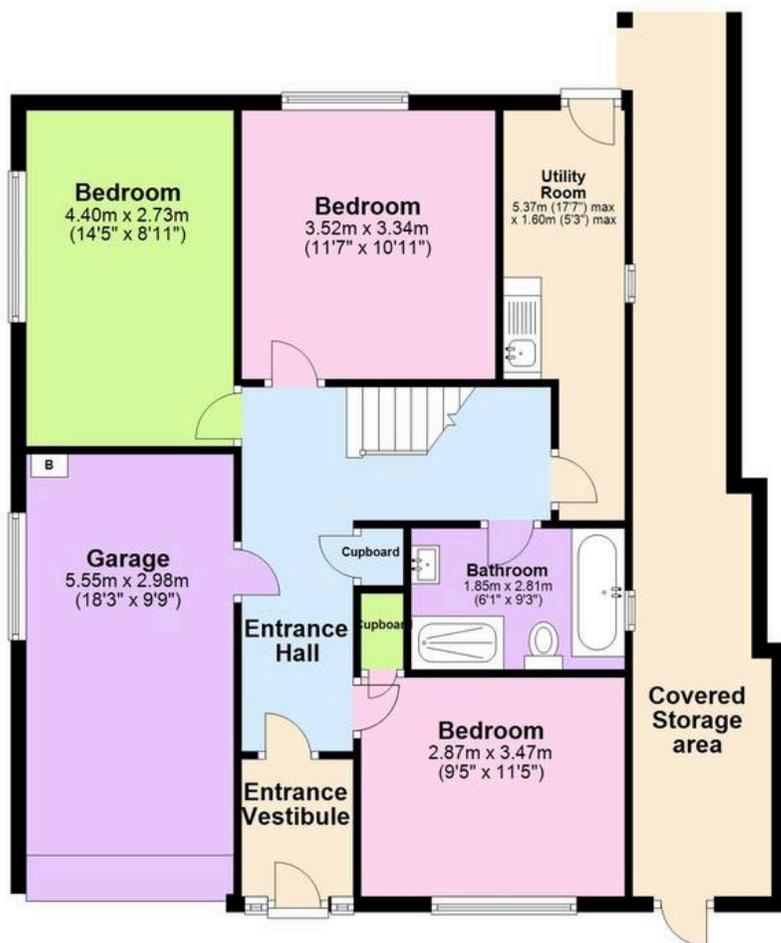


ABSOLUTE



Ground Floor

Approx. 99.3 sq. metres (1069.2 sq. feet)



First Floor

Approx. 89.7 sq. metres (965.8 sq. feet)



Total area: approx. 189.1 sq. metres (2035.0 sq. feet)

Approx
Plan produced using PlanUp.





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