

THE BOLTHOLE

MALBOROUGH • KINGSBRIDGE • DEVON



 Knight
Frank

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DEVON

A lovely five bedroom family home situated on the edge of a popular village in the heart of the South Hams that enjoys far reaching views across the rolling countryside to the Salcombe Estuary and Dartmoor in the distance. With plenty of private parking and an outstanding outdoor lifestyle.

Open plan kitchen/sitting room/dining room

Conservatory • Sitting room

Principal bedroom with en suite shower room

1 bedroom with en suite shower room • 1 bedroom with en suite bathroom • 2 further bedrooms • Family bathroom

Decking terrace • Pizza oven • Fire pit • Hot tub

Private lawn • Single garage • Private parking

Gross internal area (approx): 1,822 sq ft (169.3 sq m)

Salcombe 2½ miles • Thurlestone 5½ miles • Plymouth 22 miles

Exeter 43 miles (London Paddington 2 hours 4 minutes)

(All distances and times approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



The Bolthole – for sale freehold

There is private parking for up to four cars or boat trailers in front of the house and attached single garage. The front lawn has a summer house at one end and a gravelled area that is perfect for outside entertaining. This part of the garden enjoys the afternoon and evening sunshine.

The front door leads into a corridor off which are the principal reception rooms and some of the accommodation. The sitting room has an open fireplace and views out across the front lawn. The open plan kitchen/sitting room/dining room has a lovely bright and spacious feel to it and enjoys fabulous views out across the countryside to the estuary in the far distance. The kitchen has a gas hob with twin electric ovens and oak and granite work surfaces. The open plan sitting room flows through to the conservatory/dining room. French doors lead out to the garden from the dining room.

Off the corridor downstairs are three bedrooms and a family bathroom. The principal bedroom has an en suite shower room and French doors that lead out onto the decking terrace.

Stairs from the downstairs corridor lead up to the first floor where there are two further bedroom suites. One of the bedrooms has an en suite shower room and the other has an en suite bathroom.

The garden at the rear offers a fantastic quality of outside entertaining and lifestyle. Centred on a decked terrace with seating and a central table are a pizza oven, a fire pit, a hot tub and a lovely private lawn. All aspects enjoy the far-reaching views out across the countryside to the Salcombe Estuary and Dartmoor in the distance. There is also access to a workshop and the single garage. The flexible accommodation across the two floors makes the property ideally suited for bed and breakfast or short term holiday rentals.

The South Hams

The South Hams is known for having an uncommonly temperate climate, consisting of unspoilt countryside, hidden combes and a spectacular coastline. It is also within an Area of Outstanding Natural Beauty.

The Coastline is about 2 miles away and has numerous sandy beaches and coves which make an excellent base for dinghy sailing, water sports, boating and long walks along the beautiful coastline.

Malborough has a thriving community all year round with a church, a primary school, two pubs, a garage/local shop; all within a short walk from The Bolthole.



Schools: Kingsbridge Community College (which recently received an "Outstanding" OFSTED report)

Travel



By Road: The A38 Devon Expressway is about 15 miles to the north providing dual carriageway access to the M5 at Exeter



By Train: From Totnes (18 miles) there is a direct train to London Paddington taking about 2 hours 50 minutes. The train from Exeter (43 miles) takes about 2 hours and 4 minutes.



By Air: Exeter International Airport now offers a good number of internal and international flights and often avoids the need to travel to London Airports.

Sporting and Recreation



Sailing: Both the Salcombe/Kingsbridge and Dart Estuaries provide the perfect base for sailing with cruising opportunities to The Solent, Lymington and the Isle of Wight to the east and Newton Ferrers, Plymouth, Fowey and the Fal Estuary to the west.



Walking: Dartmoor National Park is just a short drive away and visible from the house. Much of the nearby coastline is owned by the National Trust and also offers wonderful opportunities to enjoy breath-taking views



Golf: For the golfing enthusiast, there are excellent courses at Bigbury, Dartmouth and Thurlestone.



Shopping: Malborough has two pubs, two restaurants, a garage with supermarket and post office.

Salcombe provides a wide range of facilities including a health centre, primary school, various shopping facilities, several churches, four fabulous pubs with excellent dining and a garage

Kingsbridge offers a wide selection of shops

Exeter and Plymouth offer a wider range of shops, restaurants and theatres.

Services

Mains gas, water, electricity and sewage.

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

Local Authority

South Hams District Council, Follation House, Plymouth Road, Totnes, Devon. TQ9 5NE. Tel: 01803 861 234.

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

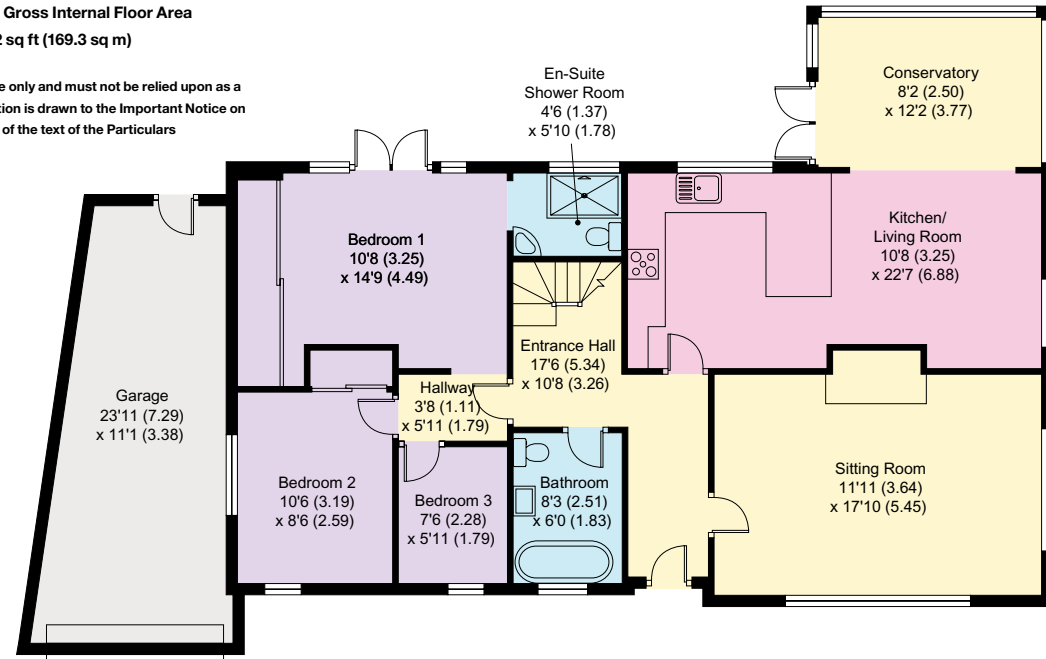


Directions (TQ7 3SA)

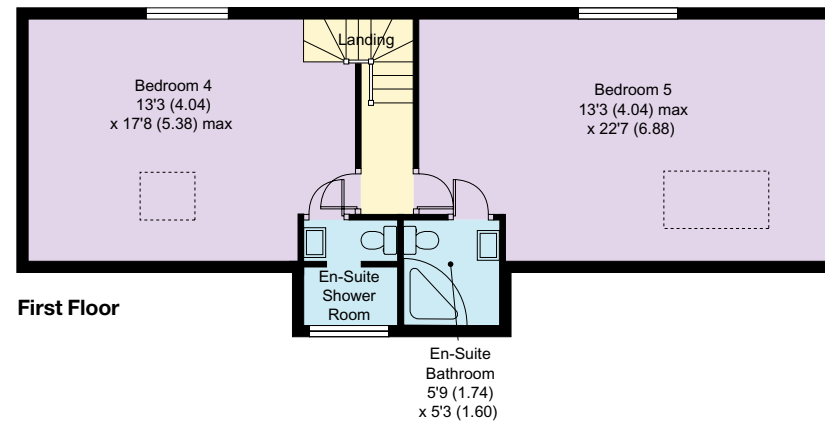
Take the A38 south from Exeter towards Plymouth. After South Brent take the exit off the dual carriage way for Ermington and Modbury on A37. At Kitterford Cross crossroads go straight over onto the B3196 towards Loddiswell. After driving through Loddiswell, go over the bridge and at the top of the hill, at Sorley Green Cross, turn right onto the A381 towards Plymouth. Bear right at the first roundabout and drive through the village of Churchstow. At the next roundabout turn left. At the T Junction turn right for Malborough. On arriving in Malborough and just after the '30mph' speed restriction sign, turn right into Luckhams Lane and then almost immediately left into Great Lane. The Bolthole (#4) is the fourth house on the left, approximately 100 yards up the lane.

Approximate Gross Internal Floor Area
1,822 sq ft (169.3 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



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			