



Kingfishers,  
Kingsbridge





# Kingfishers,

Tacket Wood, Kingsbridge, TQ7 3AY

Salcombe 6 miles Totnes 13 miles

- Beautiful waterside location
- Immediate vacant possession
- Superb open-plan Living room
- Well-fitted Kitchen
- Multi-purpose first floor suite
- 2 family Bedrooms
- Study/Bedroom 4
- Spa room/Conservatory

**Guide price £925,000**

## SITUATION AND DESCRIPTION

Tacket Wood Creek is a small creek off the Salcombe estuary and a veritable magnet for all manner of wildlife and birds including egrets and kingfishers. It is just a few minutes walking distance of the Sports Centre (with a competition-size indoor swimming pool) and the highly-rated (Ofsted) Community College whilst the town centre, with its excellent range of shops, services and amenities, is also close at hand.

We understand that Kingfishers was originally a wooden farm store until it was converted to a dwelling in the 1960s. It has been variously extended and remodelled since then and now provides a stunning waterside home of exceptional character. In addition to its location, further features of the property include the superb open-plan triple aspect living room and the similarly open-plan dual aspect first floor accommodation which is currently used as a living room / bedroom but has been designed in such a way as to facilitate other uses if preferred.

**It is available with IMMEDIATE VACANT POSSESSION and the accommodation comprises:**

The property is accessed via a part-glazed uPVC entrance door with a glazed panel and side screens which lead to the most spacious ENTRANCE HALL. This has a laminate Oak floor and an open-tread staircase (also in Oak) to the first floor. The CLOAKROOM has a two-piece suite in white with a vanity hand wash basin with cupboard under and a storage cupboard for boots and shoes etc. The LIVING ACCOMMODATION is a superb open-plan room and a particular feature of the property. The LIVING ROOM is a triple aspect room with double opening doors to the rear garden and an 11ft picture window to the front which gives you the feeling that you could touch the water! There is a woodburner set on a marble hearth with a full-height surround in local stone and the flooring throughout is in engineered Oak. The KITCHEN is fully fitted with an excellent range of white acrylic fronted units and has a one and half bowl sink unit and ample adjoining tile-topped work-surfaces with storage cupboards and drawers under. Inbuilt appliances include a



An individual detached property of much character just yards from the water in one of the most coveted residential parts of the town.







Kuppersbusch combi microwave and fan-assisted oven and a Bosch warming drawer under. GE American-style fridge-freezer. Whirlpool stainless steel dishwasher and De Dietrich induction hob with externally vented extractor hood over.

The TWO GROUND FLOOR BEDROOMS one having its own hand wash basin - overlook the rear garden and are serviced by the FULLY-TILED SHOWER ROOM which has a double-sized shower cubicle with an Aqualisa unit, vanity hand wash basin, WC and heated towel rail/radiator. A multi-paned door leads to a generous LAUNDRY/UTILITY ROOM which has a sink unit and plumbing for a washing machine and a further door from here leads to the pine-panelled STUDY/BEDROOM

### FIRST FLOOR

The accommodation on the first floor is also a noteworthy feature of the property: it is currently an open-plan living room/bedroom with a vaulted and pine-panelled ceiling and full-height glazed windows to either end with Juliet balconies and affording wonderful views over the estuary to the front and the garden at the rear. Also on the first floor is a FULLY-TILED BATHROOM with a bath, Corian basin and counter top, WC, heated towel rail/radiators and a walk-in shower with dividing glass-brick wall and an Aqualisa unit. A dressing room provides obvious scope to convert into a kitchen etc.

### OUTSIDE

To the front of the house is a small paved area.

To one side of the property is a paved parking area with room for two cars whilst on the other side is a driveway (with room for one car) that leads to the GARAGE.

Immediately to the rear of the house is a full-length PAVED TERRACE which is south-west facing and receives the sun for much of the day. This opens out on to the rear garden which is on two levels, beautifully landscaped and laid mainly to lawn but with well-stocked flower beds and borders. A former double lime kiln makes an interesting backdrop to the garden! On one side is a covered verandah and SPA ROOM/CONSERVATORY.

Some steps lead up to a further garden on a higher level which is currently used as a vegetable garden with soft fruit cage but could easily be lawned if preferred. TIMBER AND FELTED GARDEN SHED.

MOORING: The property benefits from a mooring on the foreshore fronting the house (subj to the usual Harbour Masters permission).

### SERVICES

Mains water and electricity connected. Private drainage. Oil-fired central heating.

### COUNCIL TAX

Currently Band F.

### TENURE

Freehold.

### VIEWING

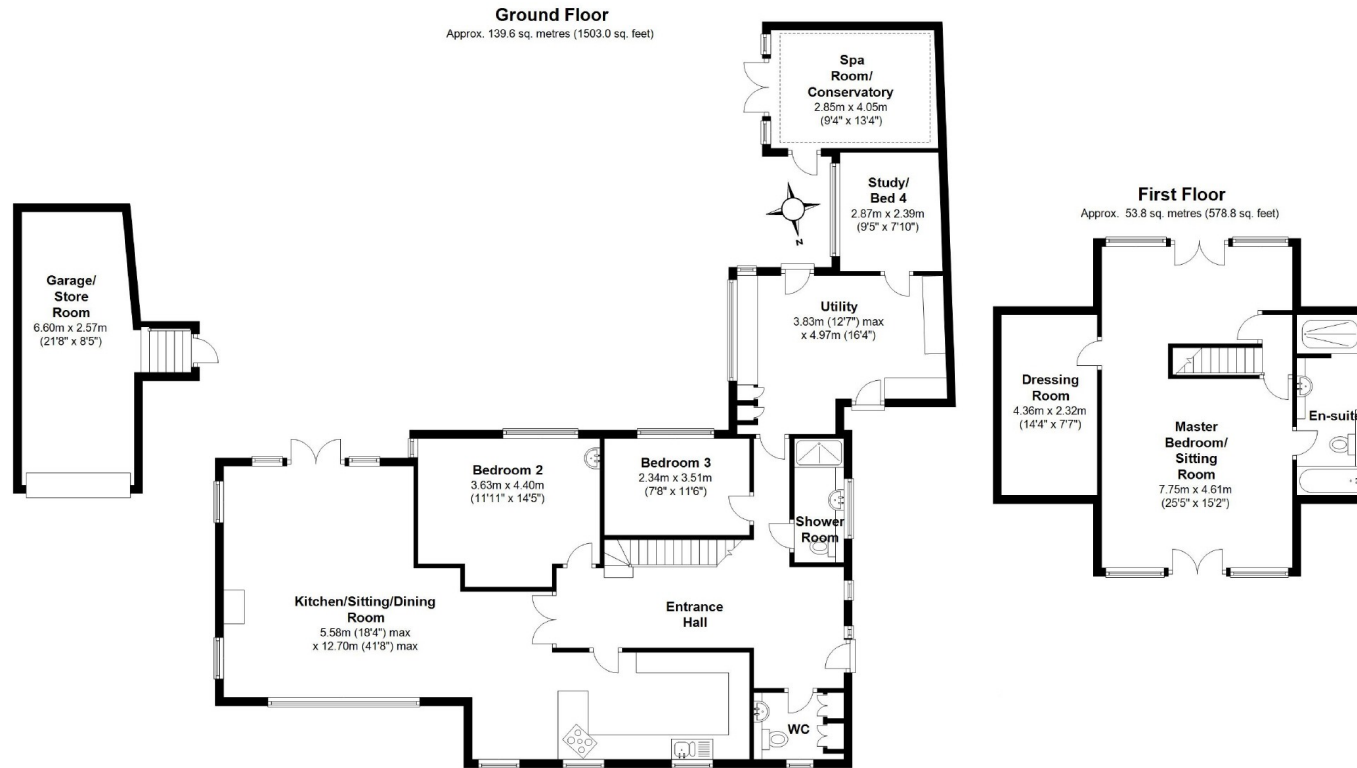
At the request of the vendors, by appointment please through Stags (Kingsbridge office). Tel 01548 853131.

### DIRECTIONS

From the Quay roundabout (by the Tourist Information Centre), take the A381 signed Salcombe/Totnes/Plymouth. Turn left after approximately 250 yards (immediately after the petrol filling station) into Rope Walk. Follow this road and after approx 400yds turn left into the private road signed Tacketwood. Kingfishers can be found towards the end of this road on the right hand side.



## Kingfishers, Kingsbridge



Total area: approx. 193.4 sq. metres (2081.8 sq. feet)

These particulars are a guide only and should not be relied upon for any purpose.



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