



Sea Cottage





# Sea Cottage Seamark

Thurlestone Sands, Kingsbridge, Devon, TQ7 3JY

Kingsbridge 5 miles Salcombe 6 miles

A stunning coastal property with views over Thurlestone Sands and over the bay.

- Large open plan kitchen/dining/sitting room
- Private secluded decked area
- Bathroom and separate shower room
- Leisure complex of indoor swimming pool and games room
- Wood burning stove
- 2 Large bedrooms
- Designated car parking for 2 vehicles

Offers In Excess Of £500,000

## DESCRIPTION

Sea Cottage is the last property in this select development located at the far end and enjoys the most amazing far-reaching views over Thurlestone Sands and across to Burgh Island and beyond. The property can only be used as a 2nd home or Holiday let and is sold with a share of the freehold and enjoys use of the communal indoor swimming pool.

## ACCOMMODATION

The property is either approached from the entrance porch around the side of the house or from the patio doors leading off the raised decked area. The majority of the ground floor is open plan with a sitting room with exposed timber boards on the lower level and patio doors out onto the raised deck, a slate hearth with a wood burning stove and 2 steps up to the kitchen/dining room area. This spacious area enjoys a window to the side with a base and eye-level range of fitted kitchen units, incorporating a built-in refrigerator, space and plumbing for washing machine, Bosch 4-ring electric hob with extractor over and a Bosch single electric oven. The kitchen could be modified to potentially gain a third bedroom in the current location of the kitchen, by moving the kitchen forwards into the room. Leading off the kitchen is a recently replaced shower room with a corner shower.





A flight of stairs leads to the first floor landing with oak door to the main double bedroom, with a vaulted ceiling and picture window to the front, amplifying the views from the room. There is a double wardrobe with further storage over the stairwell. Bedroom 2, currently arranged as a twin room, again with views out over the sea and a double wardrobe. Family bathroom with a tiled floor, roll top bath and claw fitted bath.

### SERVICES

Electric night storage, panel heating and a wood burner for heating. Mains water. Shared private drainage.

### LEISURE FACILITIES

Included within the sale of Sea Cottage is the ability to use the indoor heated pool and the games room, which is located next to the parking area.

### VIEWINGS

Strictly by appointment through our Stags Kingsbridge Office. Tel: 01548 853131

### DIRECTIONS

From Kingsbridge take the main road to Salcombe, after about a mile take the turning on your right signposted South Milton. Continue into the village and take the left turning to South Milton Sands / Thurstlestone Sands. Follow the road all the way down to the beach driving along the front of South Milton Sands and through the National Trust car-park. The road will pick up again and this should be taken all the way round, turn right at the No Thru Road sign, also sign posted Sea Mark c/o Toad Hall Cottages. Follow this road around onto the gravelled private drive which leads round to the Seamark development, parking on the end elevation of the cottage known as "Sea Poppy" where the two private parking spaces for Sea Cottage are in single file behind each other. On foot, walk through the gate in front of the parking space and along the paved path in front of the 4 other properties and where Sea Cottage is found on the end.





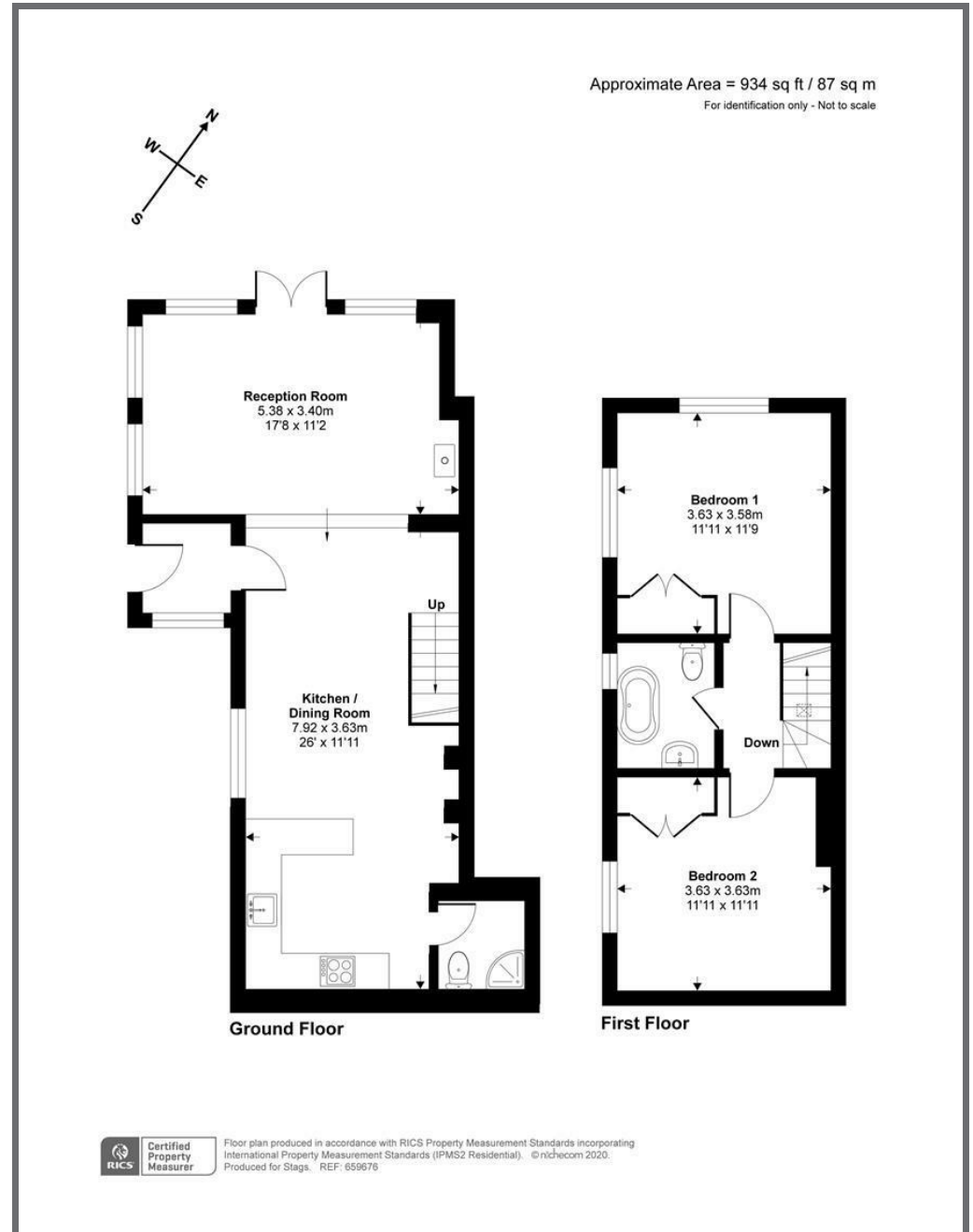


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>53</b>	<b>76</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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