



Coombhay,
Chillington



Coombhay

Chillington, Kingsbridge, Devon

Kingsbridge 4 miles • Dartmouth 10 miles • The coast (Torcross) 2 miles

A substantial and beautifully-presented late Victorian Gentleman's residence on the fringes of a thriving village with beautiful southerly views over its own gardens and land

- Beautifully-presented throughout
- Southerly aspect
- 26' triple aspect drawing room
- Conservatory
- Dining room
- Superbly-fitted 29' kitchen
- Master suite
- Four family bedrooms
- 30' studio/bedroom 6
- 6 acres
- Stables

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Chillington is a thriving village with its own pub, post office/general stores and centrally-located health centre. There are excellent primary schools in the neighbouring villages of Stokenham and West Charleton. It is some 4 miles from Kingsbridge, a market town at the head of the Salcombe estuary with an excellent range of shops and local facilities which include a health centre/ cottage hospital, an outstanding secondary school and a sports centre. The sailing town of Salcombe, with its wonderful beaches and many shops and boutiques, is just a 20 minute drive away whilst the beach at Torcross is just 5 minutes away. There is a slipway one mile away at Frogmore, which is situated at the head of a tidal creek off the Kingsbridge Estuary whilst Torcross, adjacent to Start Bay, is two miles away.

We understand that Coombhay was built in the 1890's and is of mainly traditional stone construction with later modern additions, the whole having a rendered exterior under a mainly slated roof. The accommodation is immaculately presented with particular features including the wonderful triple aspect drawing room and the superbly-fitted 29' kitchen/breakfast room with sun room off.

The majority of the rooms enjoy a southerly aspect and overlook the lawned gardens and the land which extends to over 5 acres and slopes gently to the stream at the bottom of the valley.

The property has to be viewed to be fully appreciated and affords the following accommodation:

Ground Floor

Entrance Lobby: Victorian decorated tiled floor. Glazed, double-opening doors to:

Entrance Hall: Staircase to first floor with understairs cupboard. Double-opening doors to drawing room and further doors to dining room and **Rear Porch** with matching Victorian decorated tiled floor. uPVC double glazed French doors and steps to rear terrace.

Drawing Room: A wonderful triple aspect room with bay windows to the front and rear affording wide views to the south over the countryside. White marble fireplace and hearth with fitted woodburner and arched recessed cupboards on either side of chimney breast. Ornate ceiling with decorated moulded cornices and frieze.

Triple Aspect Conservatory: uPVC double glazed construction with a polycarbonate roof and ceramic tiled floor. French doors to side terrace overlooking the gardens and countryside.

Dining Room: a dual aspect room with similar open views to the rear. Ornate ceiling with decorated moulded cornices and frieze, central panel mouldings, matching panel mouldings on the walls.

Kitchen: a superbly-fitted with an extensive range of units with Granite-topped work-surfaces having cupboards, drawers and pan drawers under. Inset 1.5 bowl single drainer sink with separate instant hot water tap and waste disposal unit. Central island unit with matching granite surface incorporating a breakfast bar, cupboards, drawers and wine rack. Stoves "range-style" cooker with 4 electric ovens, 7 gas hobs and 2 grills and extractor hood over. Oil-fired, four-oven Aga with hot plates and extractor over. In-built Bosch dishwasher. Hotpoint coffee machine. Samsung "American-style" fridge/freezer. Two steps down to the sun room and door to **Lobby**, ideal for coats and boots with door opening to the front.





Sun Room: of PVC double glazed construction on low walls with UV reflective self-cleaning glass roof affording views over the gardens and countryside. French doors to rear terrace

Rear Hallway: Doors to rear parking area and integral garage.

Part-Tiled Cloaks/Shower Room: Three-piece suite in white comprising corner cubicle with Mira shower, hand wash basin and WC. Ladder-style radiator/heated towel rail.

Utility Room: Sink unit with adjoining work surface. Plumbing for dishwasher and washing machine. Spaces for tumble dryer and deep freeze.

First Floor

Landing: Airing cupboard containing the hot water cylinder fitted with an electric immersion heater. Stairs to large, floored roof space.

The **Master Suite** has a dual aspect bedroom affording wonderful far-reaching views over the surrounding countryside. It has an extensive range of built-in bedroom furniture as well as a **Dressing Area And Fully-Tiled Shower Room:** with corner shower cubicle, "his and hers" hand wash basins, bidet and WC.

The remaining **Four Family Bedrooms** are all of a good-size, with three of them having en-suite facilities. Also on the first floor is the **Family Bathroom** and a most useful 30' studio/bedroom

Outside

Vehicular access is to the rear with a macadammed driveway which affords hard-standing room for several cars and access to the:

Integral Garage: In two connected areas with parking for three cars. Two power-operated up and over doors. Power and light connected. Trianco oil-fired boiler (central heating and hot water systems).

A wide, pillared gateway set in stone walling opens into the original front entrance area and front door and is surrounded with mature trees and shrubs.



To the side is a walled and paved courtyard with light and tap accessed from the front lobby and rear of the garage. Leading out from the terrace beside the conservatory is the side level south facing lawn screened from the road with a stone wall at a raised level with mature trees and shrubs amongst which is also the oil storage tank. In the lawn are mature crab apple and palm trees bounded by shrubs in beds.

Immediately to the rear of the property is a **Full-Length Terrace** which faces full south and is an ideal area for al-fresco living and entertaining. Steps lead down to the garden, which is laid to lawn but with flower beds along the base of the terrace and mature shrubs at the boundaries. A path leads down to a lower garden laid to grass with fence and gates to the fields.

Stable Block: of block construction with timber clad and comprising **Two Stables** and **Feed Store/Tractor Shed** 5.9 x 5.35 (19'4" x 17'6"), with two sets of double doors and light/power connected. **fuel storage tank.**

The Land

pasture land slopes gently to the south away from the residence to the stream at the bottom of the shallow valley and rises on the far side to a fence and hedge boundary. It would be ideal for anyone wishing to keep a couple of ponies etc and extends in total to around **5 acres**. On the western boundary is a gate from where there is a private right of way across adjoining land to access a public highway. This access is suitable for farm vehicles.

Services

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

Council Tax

The property is in Council Tax Band G.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

Tenure

Freehold.

Viewing

At the request of the vendors, strictly by appointment please through the sole agents Stags Kingsbridge office (01548) 853131

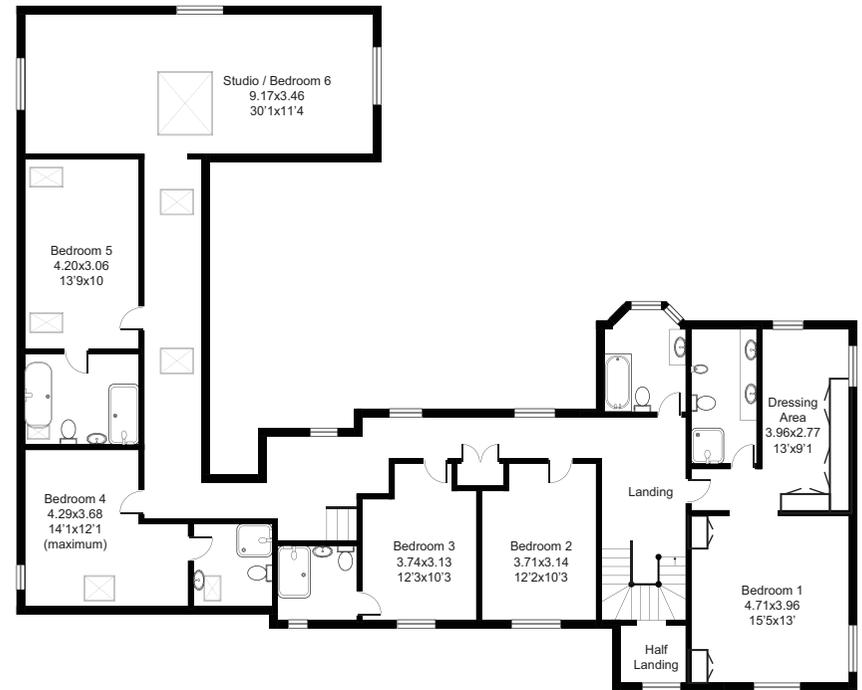
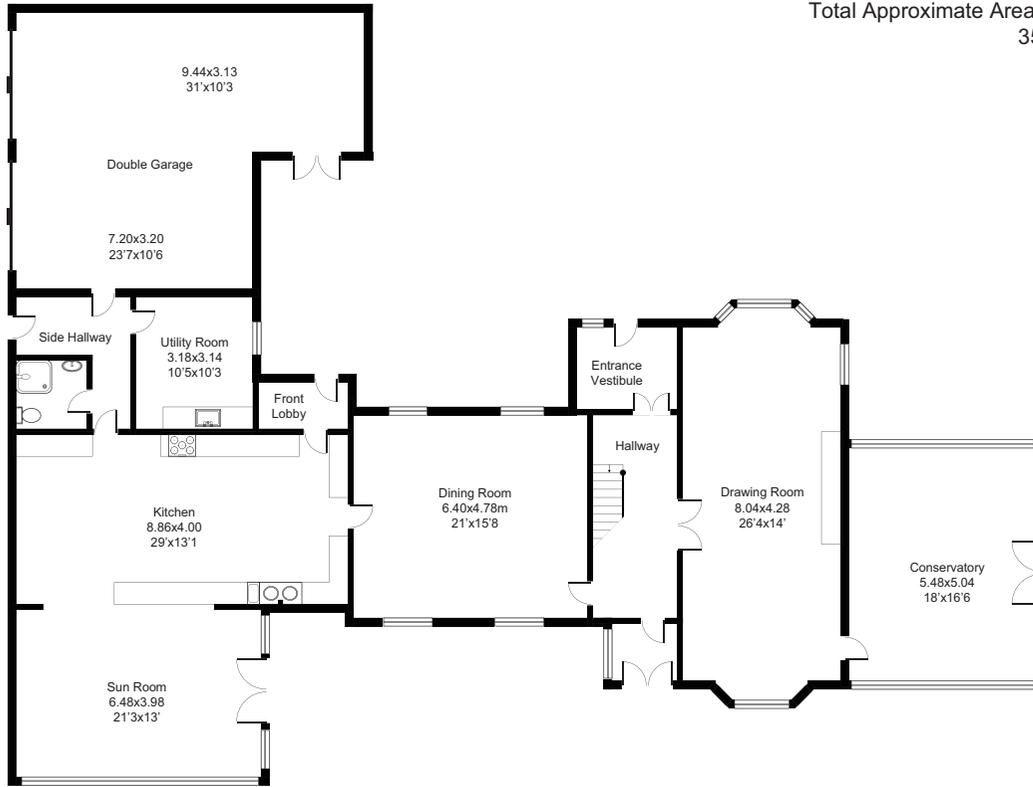
Directions

From Kingsbridge, take the A379 coastal road towards Dartmouth. After around 4 miles, enter Chillington where Coombhay will be found on the right hand side.

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



Total Approximate Area (excluding garage)
354.3m² / 3,814ft²



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	
(21-38) F	39
Not energy efficient - higher running costs	

