

WALKERS REST MALBOROUGH



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

1 Well Hill | Malborough Devon | TQ7 3SS

Tucked away in a quiet and desirable position on the southern edge of Malborough village, Walkers Rest is an exceptional detached bungalow offering stylish, contemporary living in a peaceful rural setting. This beautifully maintained home has been thoughtfully designed and decorated to a very high standard throughout, with elegant finishes and a warm, welcoming feel that blends modern convenience with classic charm. Its elevated location provides delightful, uninterrupted views over the surrounding village rooftops and the rolling hills of the South Hams countryside.

The accommodation is generously proportioned, with the heart of the home being a stunning triple-aspect sitting and dining room. Large windows and patio doors flood the room with natural light throughout the day, offering captivating vistas across the surrounding landscape. This elegant living space seamlessly opens out onto the rear garden, making it perfect for entertaining guests or simply relaxing with the doors open.

The kitchen has been fitted with high-quality cream Shaker-style cabinetry, complemented by modern worktops and a full range of integrated appliances. Designed with both functionality and aesthetics in mind, it provides ample storage and workspace, making it ideal for cooking, hosting, or enjoying a quiet breakfast while taking in the garden views.

The bungalow offers three well-presented bedrooms, each thoughtfully decorated to maintain the property's high standard. The master bedroom features dual-aspect windows. This serene space also benefits from a modern en-suite shower room, fitted with contemporary fixtures and tasteful finishes. The second bedroom is a spacious double, ideal for guests or family members, while the third bedroom is a versatile single that could serve as a home office, nursery, or dressing room, depending on your needs.

The secluded and sunny rear garden has been carefully landscaped to provide several areas for outdoor enjoyment. A central patio area is perfect for outdoor dining. The lawn is surrounded by well-established shrubs and planting, offering colour and privacy throughout the year. To the side of the property, a charming decked area offering a delightful spot to enjoy summer evenings or al fresco meals with family and friends. At the front, a small patio area with a bistro-style table and chairs provides a peaceful place to relax and watch the world go by.

The garage located beneath the property, provides practical storage space for outdoor equipment such as kayaks, paddleboards, or bicycles.

Salcombe Office

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24 Fore Street Salcombe, TQ8 8ET



Property Details

Services:	Mains electricity, water, and drainage. Oil fired central heating.
EPC Rating:	Current: E, Potential: D
Council Tax:	Band D
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Well maintained and secluded gardens
- Countryside views
- Garage for car or storage
- Large sitting / dining room
- Sunny peaceful location
- En-suite master bedroom with dual aspect windows

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

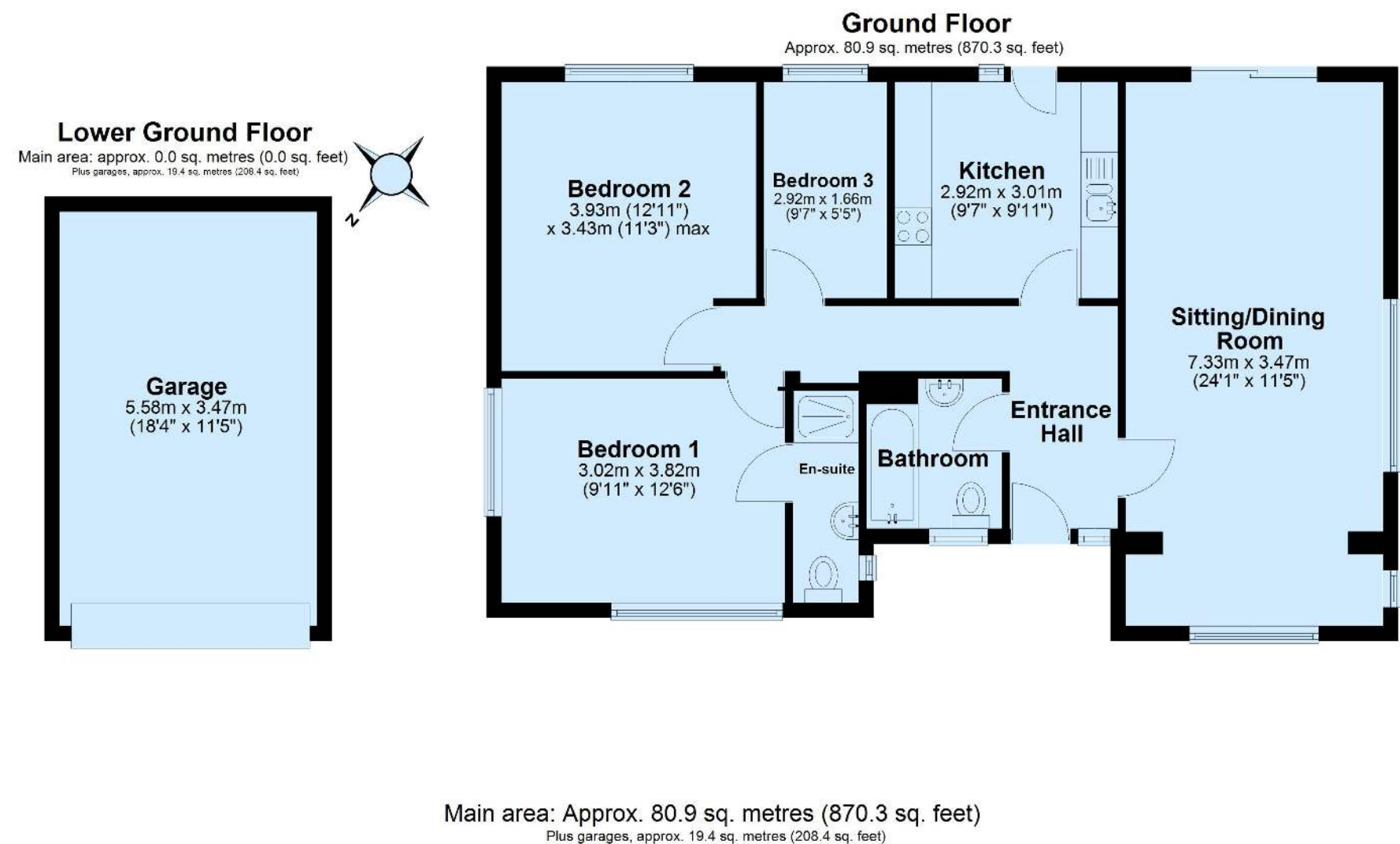
Turn off the A381 Kingsbridge/Salcombe road at the crossroads in the centre of Malborough into Collaton Road (there is a signpost for Sharpitor). Almost immediately turn right into Lower Town and almost immediately again turn left into Well Hill.

Viewing

Very strictly by appointment only through Marchand Petit (Salcombe Office) Tel: 01548 844473



Floor Plans



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