



New Inn House, Chillington

Kingsbridge, Devon TQ7 2JS

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand  Petit
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Situated in the popular village of Chillington we bring to the market this substantial former Inn which was thoughtfully converted into a charming and character filled family home, some year ago. The property is flooded with natural light and has retained many character features including exposed painted beams and boasting 2382 sq.ft of accommodation this spacious property offers a homely and inviting atmosphere.

The ground floor comprises entrance porch, cloakroom, 3 reception rooms, the sitting and dining rooms both have wonderful fireplaces, as does the cozy snug. The kitchen has fitted units, a Belling Range Cooker, window to the rear and steps up to a door giving access to the garden.

Upstairs there are 5 double bedrooms, 2 bathrooms and useful storeroom (with plumbing). The large rear patio garden is bound by a lovely stone wall and has well-maintained planted borders making this area perfect for enjoying al fresco dining or simply relaxing outdoors.

Additionally, the property features a separate cottage style annexe that can be used as one single unit (STP) giving additional living space or converted into two separate guest suites or potential for holiday lets, or as a studio/workshop. It also has the benefit of side access from the road, making it ideal as a potential let.

With its desirable location and versatile layout, this property presents a unique opportunity for those seeking a peaceful village lifestyle with modern conveniences.

The village of Chillington has its own amenities including a village hall, playing fields with children's play area, community orchard, post office/general store, hair/beauty salon and health centre. There is a primary school in the neighbouring village of Stokenham which is rated outstanding by Ofsted and fine parish churches in Stokenham and Sherford. The village is conveniently placed for easy access to Start Bay, Salcombe and Dart estuaries, renowned for their sailing, and is also close to the beautiful South Devon coastline where there is a marvellous selection of beaches and coves, spectacular rugged cliffs and headlands all linked by the South West Coast path.

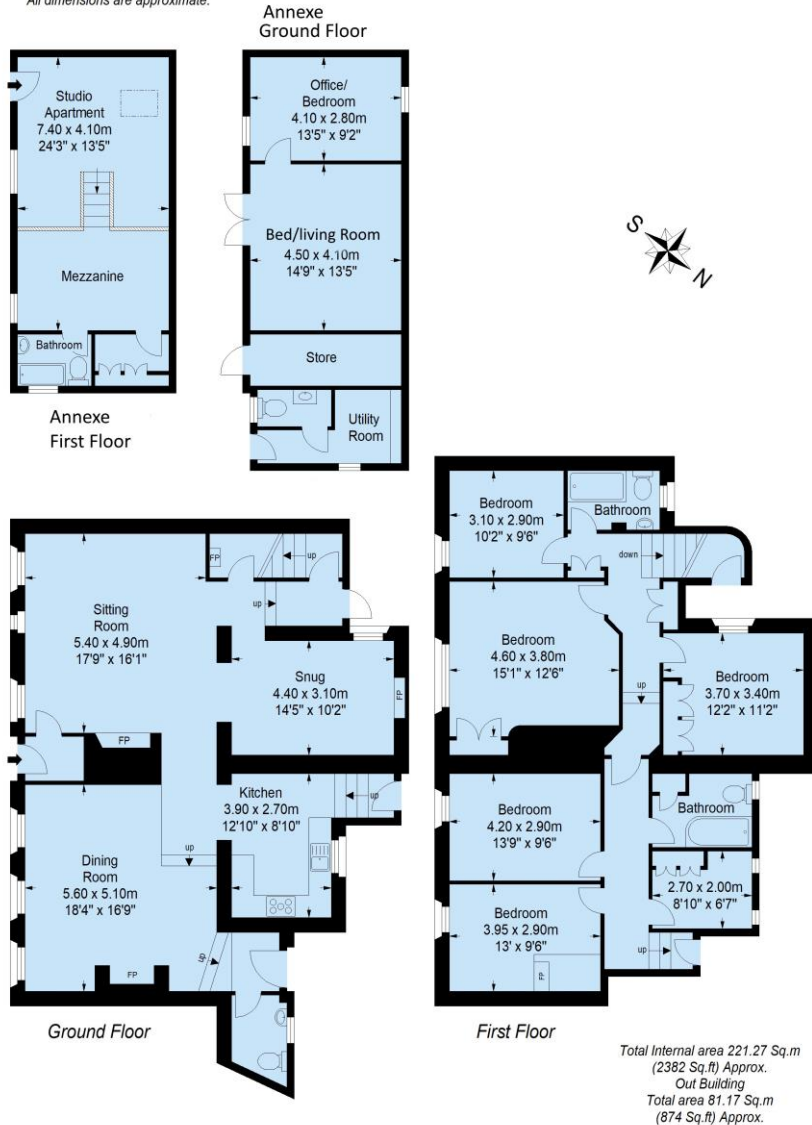
KEY FEATURES

- Substantial, family home
- Separate annexe - ideal guest accommodation or convert to holiday lets (STP)
- Main house 2832 sq.ft – Annexe 874 sq.ft
- Enclosed courtyard style garden
- Character features throughout

BEDS 5 | BATHS 2 | RECEPTS 3 | EPC - D | COUNCIL TAX - C | TENURE - Freehold

SERVICES - Mains electricity, water and drainage. LPG for cooker only. Economy 7 storage heaters throughout. Living room fireplace and dining room Wood burner have back boilers which feed radiators in the upstairs bedrooms and bathrooms.

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



DIRECTIONS - what3words - lost.courts.plants

From Kingsbridge take the A379 Dartmouth Road out of town passing through the villages of West and East Charleton then Frogmore. On reaching Chillington continue into the village, go past the 'Bear and Blacksmith' pub, and then the village shop. The property will be found a little further on, on the left-hand side just after the turning to Brooklea Way.

VIEWING - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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