



**Longbrook, Chillington**  
Kingsbridge

**£310,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

### **The Property:**

A double glazed entrance porch provides a practical space for coats and shoes before opening into the main living accommodation.

The heart of the home is the spacious dual-aspect sitting and dining room, enjoying plenty of natural light from windows to both the front and rear elevations. There is ample space for both lounge and dining furniture, whilst a feature brick fireplace incorporating a gas-effect stove creates an attractive focal point.

From here, a door leads through to the kitchen, which is fitted with a range of wall and base units together with an integrated double oven and gas hob. There is plumbing and space for both a washing machine and dishwasher, as well as an integrated fridge freezer. A window overlooks the rear garden and a door provides direct access outside.

From the living room, an inner hallway provides access to the integral garage and stairs rising to the first floor.

The first-floor landing benefits from loft access and an airing cupboard. There are three well-proportioned double bedrooms, with Bedrooms One and Two overlooking the front elevation, whilst Bedroom Three enjoys views over the rear garden.

The family bathroom is fitted with a bath and shower over together with a wash hand basin set within a vanity unit. A separate WC completes the first-floor accommodation.

Outside, to the rear, the enclosed garden has been thoughtfully arranged over several levels and incorporates raised planting beds, established shrubs and attractive terrace areas, providing excellent space for outdoor dining, entertaining and enjoying the sunshine. The property is located close to some lovely local footpaths and enjoys countryside views.

To the front of the property, a driveway provides off-road parking for two vehicles and leads to the integral garage, which benefits from power, lighting and an up-and-over door.





Further benefits include double glazing, solar panels and a highly regarded village location.

While some buyers may wish to undertake cosmetic updating to reflect their own tastes and requirements, the property offers well-balanced family accommodation and represents an excellent opportunity to acquire a comfortable home in one of the South Hams' most sought-after villages.

#### **The Location:**

Chillington is a popular village around 5 miles from the market town of Kingsbridge with a post office/general stores and a health centre as well as the popular pub The Bear & Blacksmith. The excellent primary schools of Stokenham and West Charleton CofE are minutes away in neighbouring villages. The beach at Torcross is just 5 minutes to the East and for any boat lovers, there is a slipway one mile away at Frogmore. There are many lovely countryside walks in and around Chillington also with footpaths and some beautiful wooded areas within a few minutes stroll. Chillington is also on the bus route towards the pretty town of Dartmouth with some stunning views along the way.

#### **Further Information & Services:**

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Electric heating. Solar photovoltaic panels installed

**EPC Rating:** D

**Construction Type:** Standard brick/block.

**Mobile Coverage:** According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

**Broadband Availability:** Superfast fibre available – check via Ofcom or supplier

**Flood Risk:** According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

**Planning or Development Issues:** None known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.





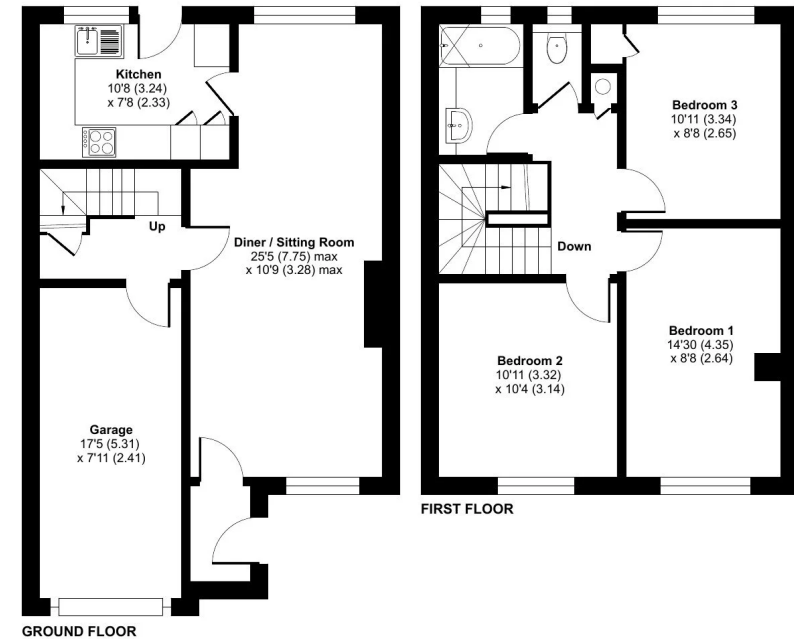


## Longbrook, Chillington, Kingsbridge, TQ7

Approximate Area = 902 sq ft / 83.7 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 1040 sq ft / 96.5 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1470584



## Kingsbridge - Sales

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### Disclaimer:

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*Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.*