

The Coach House, Hope Cove

Kingsbridge

£750,000

The Property:

Just a short stroll from the golden sands of Hope Cove, The Coach House offers a wonderful opportunity to own a versatile coastal home in one of South Devon's most sought-after seaside villages. Situated approximately 200 metres from the beach, this charming three-bedroom property enjoys sea views, private gardens and off-road parking, making it equally well suited as a permanent residence, holiday retreat or investment opportunity.

Hope Cove is renowned for its unspoilt beaches, crystal-clear waters and relaxed coastal atmosphere. The village offers a choice of traditional pubs, cafés and restaurants, while the spectacular South West Coast Path is quite literally on your doorstep, providing miles of breathtaking walks along one of the country's most dramatic stretches of coastline. Whether you're looking for lazy summer days on the beach, watersports, coastal adventures or simply somewhere to unwind, Hope Cove has something to offer throughout the year.

Stepping inside, a useful entrance porch leads into the heart of the home; a spacious open-plan living and dining room, centred around a cosy fireplace with electric fire and offering plenty of room for both relaxing and entertaining. The adjoining kitchen is fitted with a range of wall and base units together with integrated double oven, fridge/freezer and dishwasher, creating a practical and sociable space.

The ground floor also accommodates two bedrooms. One enjoys French doors opening directly onto the rear garden, while the second benefits from a useful built-in utility area. Both are conveniently served by a ground floor wet room.

A striking spiral staircase rises to the first floor where the principal bedroom enjoys its own bathroom and French doors opening onto a private balcony. From here, the elevated position provides delightful sea views across Hope Cove, creating a wonderful place to sit with a morning coffee or evening glass of wine while taking in the coastal surroundings.













Outside, the property continues to impress with a private rear garden providing an ideal space for outdoor dining, entertaining or simply relaxing after a day at the beach. To the front, off-road parking for several vehicles is a valuable addition in such a popular coastal location.

The property benefits from double glazing and oil-fired central heating and has been enjoyed by the current owners as a personal coastal escape and holiday home. Its flexible layout and enviable location make it an appealing choice for buyers seeking a full-time residence, a lock-up-and-leave second home or a holiday letting investment in one of South Devon's most desirable coastal villages.

Further Information & Services:

Tenure: Freehold.
Services: Mains electric and water and drainage. Oil fired central heating and electric stove.
EPC Rating: D
Council Tax: Band C
Construction Type: Original stone construction with a later brick extension. Tiled roof. The oroperty has had 3 extensions; 2001 rear bedroom extension, 2012 upstairs bedroom and balcony and 2017 kitchen extension. Building regulations and planning permissions were all obtained.
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary. Vendor confirms mobile signal can be weak in Hope Cove.
Broadband Availability: Superfast fibre available with speeds up to 73Mbps– check via Ofcom or supplier
Flood Risk: According to the Environment Agency, the property is in a very 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.

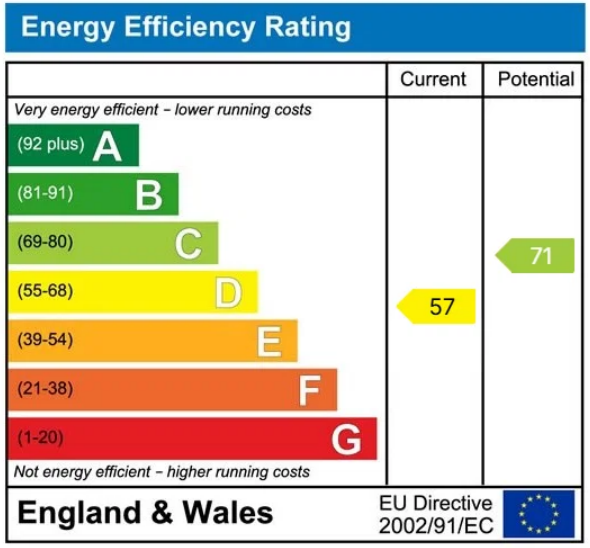


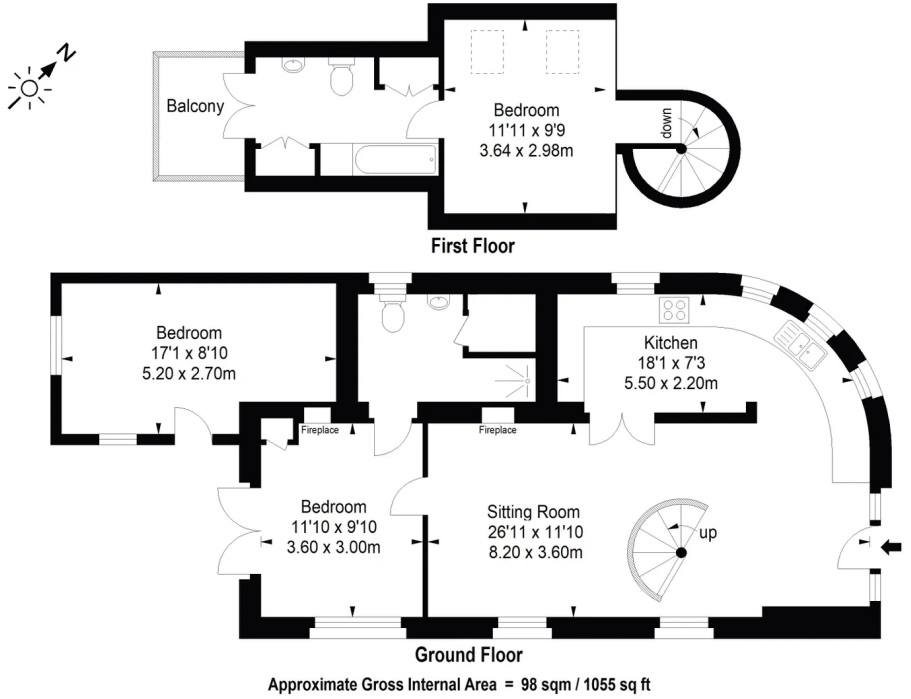












Approximate Gross Internal Area = 98 sqm / 1055 sq ft

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

Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

01548856685

sales@kingsbridgeestateagents.co.uk

https://www.kingsbridgeestateagents.co.uk/

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