



CH

HIGHER YARNACOMBE

WEST ALVINGTON



TQ7 3BQ

HIGHER YARNACOMBE

GROUND FLOOR

Entrance Hallway | Bedroom 2 | Living Room | Dining Room | Kitchen | Utility |
W/C | Bedroom 1 With En-Suite | Shower Room

FIRST FLOOR

Bedroom 3 | Bedroom 4

EXTERNAL

Driveway | Stables | Barn | Approx. 2 acres | Rear Garden With Terrace





“A substantial country home with approximately two acres, extensive parking, a large barn and four stables, conveniently placed for Kingsbridge and Salcombe.”...

Higher Yarnacombe enjoys a wonderfully private setting amid the rolling countryside surrounding West Alvington. With generous accommodation, attractive rural views and useful outbuildings, it offers considerable potential as a home or small equestrian holding.

- Detached four-bedroom dormer bungalow in a private countryside setting
- Approximately two acres of gardens and paddocks
- Development opportunity subject to planning permissions.
- Substantial detached barn, four stables and a dedicated yard
- Conveniently located for West Alvington, Kingsbridge and Salcombe





Light fills the detached dormer bungalow from windows on several sides. At its heart are two well-proportioned reception rooms: a dual-aspect sitting room with fireplace and a separate dining room featuring an open fireplace and French doors onto the garden.

The adjoining kitchen is fully fitted and modern, with plenty of worktop space. From here, the rear porch connects to a utility room and ground-floor cloakroom.

Two double bedrooms are also located on this level. One includes an en-suite shower room, while the other is served by the family bathroom. Both rooms look out over the surrounding landscape.

Upstairs, the accommodation continues with two further double bedrooms, each positioned to take advantage of the far-reaching countryside outlook.

The house is approached along a sweeping driveway, which opens into a generous parking area. Gardens and gently sloping paddocks surround the property, creating a peaceful and secluded setting of approximately two acres in total. The land is complemented by a substantial detached barn, four stables and a dedicated yard, providing excellent scope for horses, livestock, storage or other rural pursuits.

Although distinctly rural in character, Higher Yarnacombe is within a short drive of Kingsbridge and the popular coastal town of Salcombe. This combination of privacy, accessible amenities and proximity to the South Devon coast makes it a particularly appealing countryside property.





WEST ALVINGTON

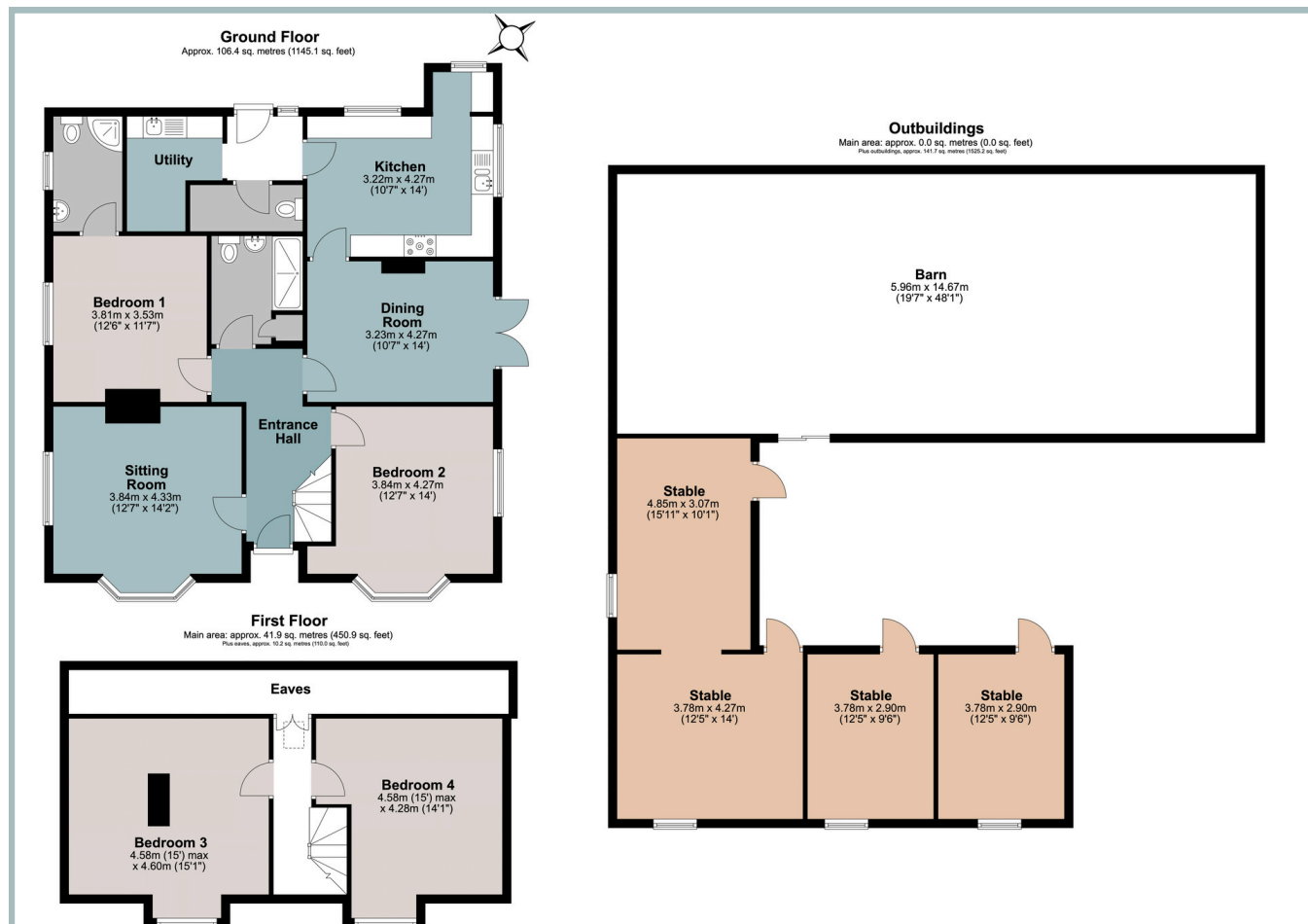
The sought after location of West Alvington has the lovely The Ring O Bells pub which plays a huge part within the village community along with a village hall, cricket club, primary school and play park too. Other amenities are only a short distance away, in the nearby market town of Kingsbridge. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools. Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Salcombe 4.4 miles - Totnes 14 miles (Railway link to London Paddington) - Kingsbridge 3 miles

Distances are approximate and may vary depending on the route taken



TOTAL APPROXIMATE AREA: 1596 SQ FT 148.3 SQ M



Tenure: Freehold

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains electricity, water and private drainage. Gas central heating

EPC: Current E (51) Potential C (74)

Viewings: Very strictly by appointment only

What Three Words: ///lifeguard.snowmen.pasta

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