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STANBROOK COURT

KINGSBRIDGE

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TQ7 1AW



STANBROOK COURT

114 FORE STREET- GROUND FLOOR

Large Entrance Hallway | Living Room | Kitchen | Sitting/Dining Room | Utility

114 FORE STREET- FIRST FLOOR

Bedroom 1 | Bedroom 2 With En-Suite Bathroom | Bedroom 3 | Bedroom 4
Bathroom | W/C

FLAT 1

Self Contained | Kitchen | Living Room | Bedroom | Bathroom

FLAT 2

Self Contained | Kitchen | Living Room | Bedroom | Bathroom

THE COTTAGE

Self Contained | Open-Plan Kitchen/ Dining/ Living Room | Bedroom | En-Suite
Shower Room

EXTERNAL

Large Lawned Gardens | Outbuildings With Utility Facilities And Storage
Swimming Pool | Orchard With Garden Chalet | Two Garages | 4 Parking Spaces





“A rare Kingsbridge estate offering charm, versatility, rental income, and extensive private grounds.”...

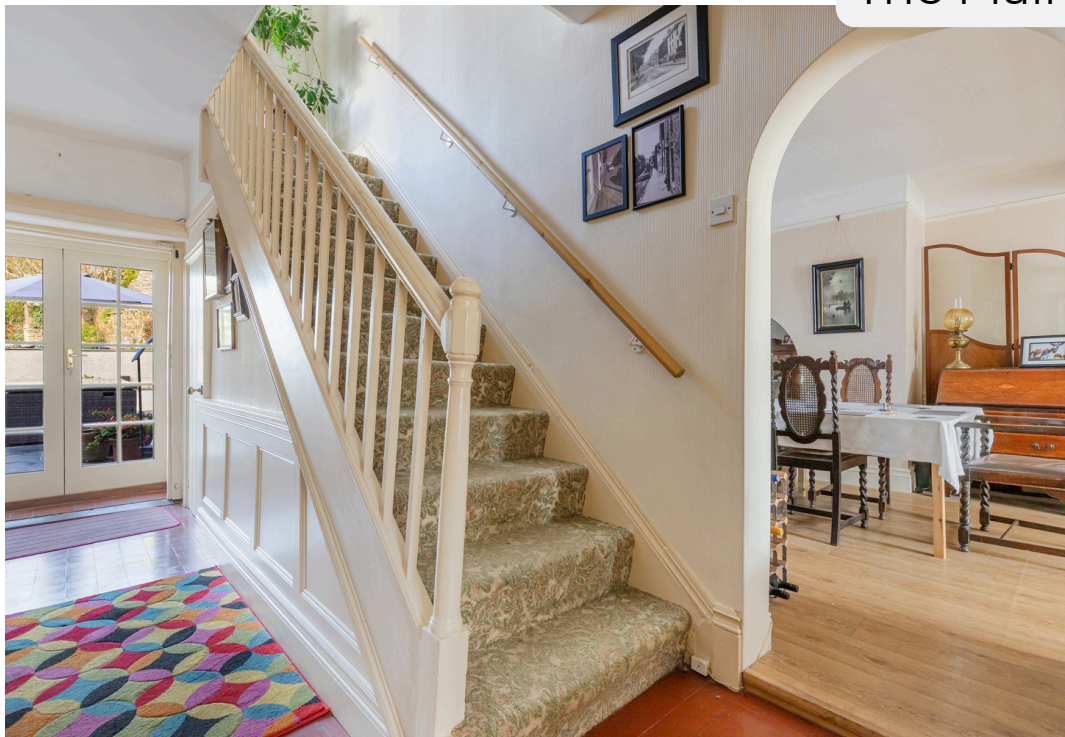
Stanbrook Court, a distinguished Grade II listed estate, presents a rare chance to acquire a substantial and versatile property in a prime and vibrant town center location. This unique estate offers a combination of character, space, and investment potential.

- Incredible opportunity
- 1x 4 bedroom property 2x 1 bedroom apartments 1x 1 bedroom cottage
- Extensive landscaped tiered garden with swimming pool
- Two garages and four parking spaces near to the property
- Grade II listed with period features
- Walking distance into the town centre





The Main Residence



At the heart of the property is a well-proportioned four-bedroom home spread over two floors. It features multiple living areas, including a dining/snug, a spacious living room, a well-equipped kitchen, and a utility room. Period charm shines through original features like a log burner, while the home flows naturally into a private rear garden, blending character with practicality for comfortable modern living.

Beyond the main house, three self-contained one-bedroom residences. These currently provide long-term rental income with a successful history but offer flexible potential. With planning approval, they could be reintegrated into the home, used for multi-generational living, or converted into holiday lets.

The extensive private grounds are a standout feature, offering a peaceful retreat rarely found in such a central location. Highlights include a swimming pool, croquet lawn, orchard with a large summer house, and multiple outbuildings. Two garages and four parking spaces, just a short walk away, complete the offering.

Opportunities of this scale and centrality in Kingsbridge are extremely rare. Whether as a primary residence, a multi-unit investment, or a combination of both, this estate is a remarkable find. Viewing is essential to fully appreciate the scope and potential of this unique property.

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The Flat





The Cottage





The Main Residence/ Flats 1 & 2



Outbuildings



The Cottage



KINGSBRIDGE

Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. 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 6.8 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 14.5 miles

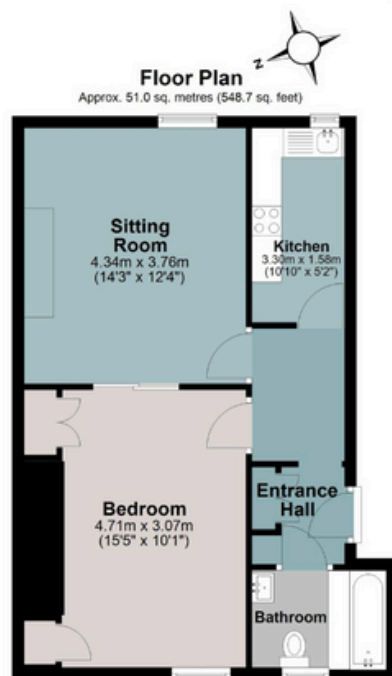


The Cottage



Total area: approx. 45.2 sq. metres (486.4 sq. feet)

Flat 1



Total area: approx. 51.0 sq. metres (548.7 sq. feet)

Flat 2



Total area: approx. 43.6 sq. metres (469.1 sq. feet)

TOTAL APPROXIMATE AREA: 200.1 SQ METRES 2153.4 SQ FT



Tenure: Freehold

Council Tax Band:

114 Fore Street- C

Flat 1- A

Flat 2- A

The Cottage- A

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Electric Heating.

EPC:

114 Fore Street-Current D (59) Potential C (78)

Flat 1-Current E (53) Potential B (81)

Flat 2- Current E (41) Potential B (78)

The Cottage- Current E (49) Potential C (74)

Viewings: Very strictly by appointment only

Directions: From our office continue up Fore Street and the property will be on your left.

What Three Words: ///palm.nibbles.thundered

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