



16 CROSSLANDS THURLESTONE

£925,000
FREEHOLD

A Spacious 4 bedroom detached property in an elevated position with Sea and Countryside views, double garage and ample parking. Walking distance to local amenities and beaches of Thurlestone.



- Double garage and ample parking
- Walking distance to Golf and Tennis club, Hotel and Spa, Pub and post office
- Potential to modernise and create your dream home
- Four bedrooms 2 bathrooms
- Sea views from multiple rooms including Living room, kitchen and Principal bedroom

Full Description

Situated in an elevated position within the highly sought-after village of Thurlestone, 16 Crosslands is a generously proportioned detached home offering spacious and flexible accommodation.

On the ground floor, a wide entrance hallway welcomes you with built-in storage, a W.C., and a large utility room with direct access to the integral double garage. The kitchen/dining room, fitted with integrated appliances and updated in recent years, opens onto a glass-fronted balcony with far-reaching views across the sea and surrounding countryside. The adjacent living room also enjoys these impressive coastal views. The main bedroom includes built-in storage, an en-suite bathroom, and more of the property's standout sea and countryside outlooks.

The lower ground floor offers additional living space, featuring high ceilings and a wide hallway, along with a second W.C, a family bathroom, and three further bedrooms. Two front-facing rooms benefit from views, with one offering access to the lower courtyard via sliding doors.

Outside, the property is set on a generous plot with a lawned garden, upper and lower courtyard areas, and a large driveway providing ample parking for several vehicles or a boat.

Tenure: Freehold

Council Tax Band: G

Local Authority: South Hams District Council

Services: Mains Electric, Water And Drainage. Oil Fired Central Heating. Solar panels.

EPC: E

Viewings: Very strictly by appointment only

Location: Thurlestone is an attractive and popular village situated on the spectacular Devon coast in an Area of Outstanding Natural Beauty. The South West Coastal Path is

the only hike in the UK to have made it into the highly respected Lonely Planet Adventures Guide Book. A short stroll across Thurlestone Sands with the landmark Thurlestone Rock, "thirled stone"(arched- shaped rock formation) takes you to the popular 'Beach House' cafe and Thurlestone Marsh, one of three small wetlands south of the village. The village has a vibrant community and is renowned for its hotel, church and a highly regarded primary school. There is even a converted BT Red Phone Box providing 'The Thurlestone Book Exchange'. The hotel has a superb health club with a spa, indoor and outdoor swimming pools and there is a fine 18-hole golf course. Directions: Approaching Thurlestone, take the first left and follow this road entering the Mead Estate. As you drive down the hill follow the road around and take the right into Crosslands. The property will be on your right.

What Three Words: ///sublime.hiked.polka

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- Solar Panels
- Short drive to Salcombe and Kingsbridge
- Walking distance to beaches
- Balcony with uninterrupted views
- Detached

your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.





Main area: Approx. 199.3 sq. metres (2145.3 sq. feet)
Plus garages, approx. 27.7 sq. metres (298.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	62
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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