



Lodge House, Hope Cove, Kingsbridge, Devon

Lodge House, Hope Cove TQ7 3HG

A modern, detached four bedroom family home with sea views, close to beaches.

Salcombe 4.6 miles, Kingsbridge 5.9 miles, A38 (Devon Expressway) 14.8 miles, Ivybridge station 15.6 miles (London Paddington 3 hours 15 minutes), Totnes and mainline station 18.8 miles (London Paddington 2 hours 49 minutes), Exeter International Airport 47.8 miles

Reception hall | Sitting room with large roof terrace | Snug | Kitchen/dining room
Cloakroom | Principal bedroom with en suite shower room and balcony | 3 Additional double bedrooms with en suite facilities | Garage
Store room | Garden | Shower room | Private parking | EPC D

The Property

Lodge house is a detached family house set in a wonderful seaside location in the heart of Hope Cove with sea views. The ground floor flows from a welcoming reception hall opening into a snug/ tv room , kitchen/dining room with wooden flooring, a range of contemporary wall and base units and a dining area with French doors to the rear terrace. The ground floor accommodation is completed by a bedroom wing providing front and rear aspect double bedrooms, the former with an ensuite bathroom and the latter with an ensuite shower room and a glazed door to the rear terrace.

The first floor offers a generous triple aspect sitting room with large patio doors opening onto a large roof terrace with sea views. A Principle double bedroom, with ensuite, private balcony, and one further rear aspect double bedroom with ensuite shower room. Whilst currently used as a holiday home, the property is also let and produces significant income.

Outside

Extensive parking and boat storage with useful

store room and garage. The rear lawn is flat and there is a sun terrace as well as a new garden shed. There is also a shower room and storage room to the rear. The house is secured by a 5 bar gate.

Location

Located in the charming old fishing village of Hope Cove within the South Devon Area of Outstanding Natural Beauty, just a short walk from two sandy beaches, shops and popular restaurants and cafés and enjoying easy access to the South Devon Coastal Path. Hope Cove also has a harbour with boat ramp and two pubs.

The yachting haven of Salcombe with its sandy beaches and Dartmouth, including a number of unique and upmarket shops, superb restaurants, atmospheric pubs with great food and a wonderful safe family feeling.

The market town of Kingsbridge has an excellent range of day-to-day amenities including two large supermarkets, boutique shopping, banks, a Post Office, multiple healthcare facilities, a large leisure centre, cinema, numerous public houses and restaurants and primary and secondary schools.

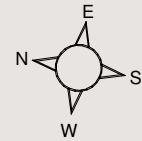
Communications links are excellent: the A38 Devon Expressway provides links to the south to Plymouth and Exeter to the north, with its links to the M5 and national motorway network, Ivybridge and Totnes train stations offer regular services to London Paddington in around 3 hours. Exeter International Airport provides an ever-increasing number of flights.







Floorplans
 Main House internal area 1,909 sq ft (177 sq m)
 Garage internal area 258 sq ft (24 sq m)
 Balcony & Terrace external area = 235 sq ft (22 sq m)
 For identification purposes only.



Directions

What3words: ///glare.spray.duplicate

General

Local Authority: South Hams District Council,
 +44 (0)1803 861234

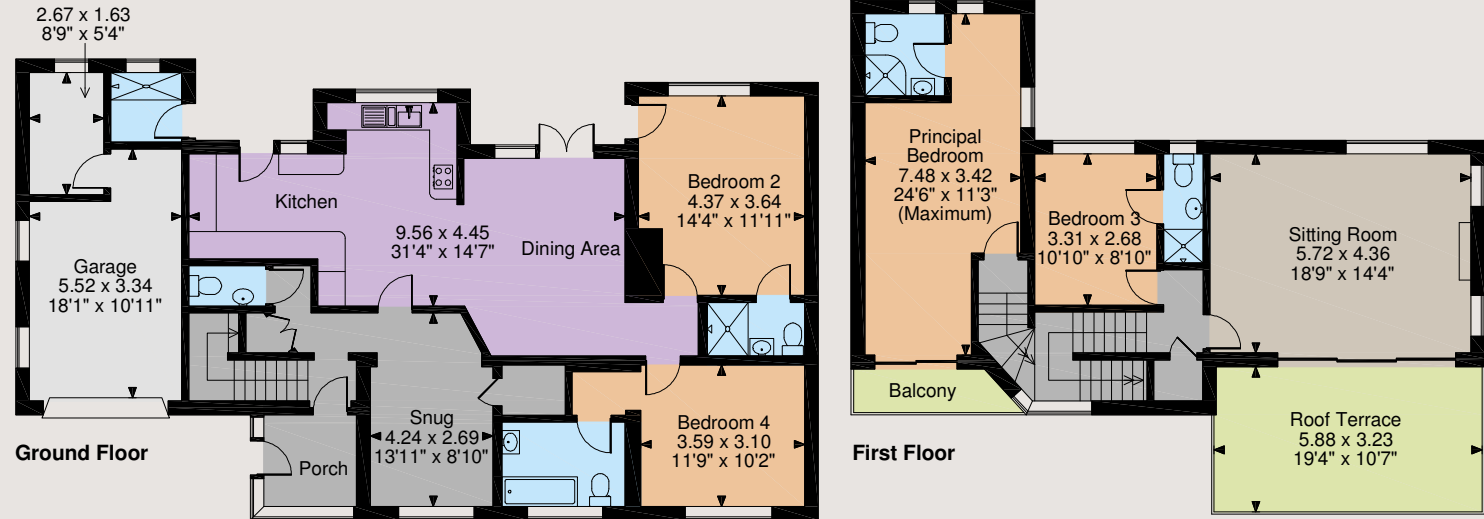
Services: Mains electricity, water and drainage.
 Oil-fired central heating.

Council Tax: Band E

Wayleaves and Easements: the property is sold
 subject to any wayleaves or easements, whether
 mentioned in these particulars or not.

Mobile and Broadband checker: Information
 can be found here <https://checker.ofcom.org.uk/en-gb>

Guide Price: £1,200,000



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