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THE ESTATE AGENT

Kestrel Heights Whilborough Road  
Kingskerswell Devon  
**£995,000 Freehold**



# Kestrel Heights Whilborough Road Kingskerswell Devon TQ12 5DY

## £995,000 Freehold



This unique single storey residence has flexible accommodation, stunning countryside views, level gardens, double garage and driveway parking, set in an idyllic edge of village location between Torquay and Newton Abbot

- Open-plan kitchen/living/dining room ■ Snug/study ■ Sitting room
- Utility room ■ Cloakroom/WC ■ Principal bedroom ■ Dressing room
- En-suite bathroom ■ Two further bedrooms ■ Family shower room
- Stunning views ■ Double garage ■ Level gardens

### FOR SALE FREEHOLD

This superior home has been converted and extended with a very high attention to detail to provide a light, open and flexible living space where the inside and outside spaces blend seamlessly and large windows frame far reaching views across rolling countryside.

Finished with an impeccable eye for detail the house is beautifully presented, conjuring up a rustic countryside mood whilst being perfectly designed for modern living.

### LOCATION

Located in a rural but not isolated position on the outskirts of the village of Kingskerswell, this ancient village was first noted in the Domesday Book and much of it now falls within a conservation area.

The village provides a friendly community and there are excellent everyday amenities including a church, primary school, health centre, pharmacy and convenience store. Nearby pubs serve excellent food and public footpaths provide walking trails taking the adventurous in every direction.

The seafront promenade, beaches and extensive facilities of Torquay are approximately 3.5 miles distant with Torbay Hospital and out of town retail parks available close by. The Devon Expressway (A38) provides easy access both Plymouth and Exeter.

### INTERIOR

This versatile single storey home offers spacious and flexible accommodation with multiple living spaces and three double bedrooms.

From the enclosed porch double doors lead to an open reception hall from where there is a utility room with space for washer/dryer and the manifold and master controls for the underfloor heating. Opposite is a cloakroom and a storage/cloaks cupboard.

The entrance hall leads into a magnificent open plan kitchen/dining/living space with bi-fold doors leading onto the garden terrace framing the fabulous countryside views.

The room naturally divides into three distinct zones. Within the living area is a slate hearth and above is a rotatable hanging log burner, the dining space has stylish suspended filament lights, the kitchen area has been cleverly fitted within a natural alcove and has an excellent array of wall and base units with a range of up to the minute integrated appliances.

VIEWING BY APPOINTMENT ONLY

The contrasting countertops wrap around into a peninsular breakfast bar which is perfect for casual dining.

The principal bedroom enjoys stunning views and has access to the rear garden terrace and its own en-suite bathroom and separate dressing room. The remaining two bedrooms are to the south aspect and are cleverly connected via a family Jack and Jill style shower room.

From the open-plan living space a door opens to the delightful snug/study which has French doors opening to the rear garden and a door to opening to the double garage.

### **OUTSIDE**

Kestrel Heights sits on a mainly level plot and is accessed directly from the lane through a five-bar gate over a wide driveway with parking and turning area giving access to the garage with automated door.

The garage has a sealed floor, loft storage area, two double glazed windows and power.

The front garden has a level lawn with delightful specimen trees, boundary hedges and fencing. The rear garden is very private and has a large flagstone terrace which is the perfect place to dine al-fresco whilst enjoying the stunning countryside views.

The mainly level lawn is bounded by a low fence and hedging and to one corner the septic tank is concealed beneath pebbles and a feature bird bath.

### **THE AREA**

Kingskerswell is located equi-distant between Torquay and Newton Abbot and is approximately 2.5 miles from the out of town shopping centre at The Willows and Torbay Hospital.

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals and other out door events.

Newton Abbot also offers varied shopping and dining opportunities, and there are many good schools in the area including grammar schools in both Torquay and Churston (subject to catchment area and entry rules)

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

### **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

**SERVICES** Mains gas and electricity are connected, subject to the necessary authorities and regulations. Private drainage. Gas fired underfloor heating.

**CURRENT PROPERTY TAX BAND F** (Payable Teignbridge District Council 2024/2025 £3268.36)

**MOBILE PHONE COVERAGE** O2 EE, Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)

**GENERAL GUIDANCE** Kestrel Heights is situated within the open countryside and therefore a condition has been imposed by Teignbridge Council to remove permitted development rights.



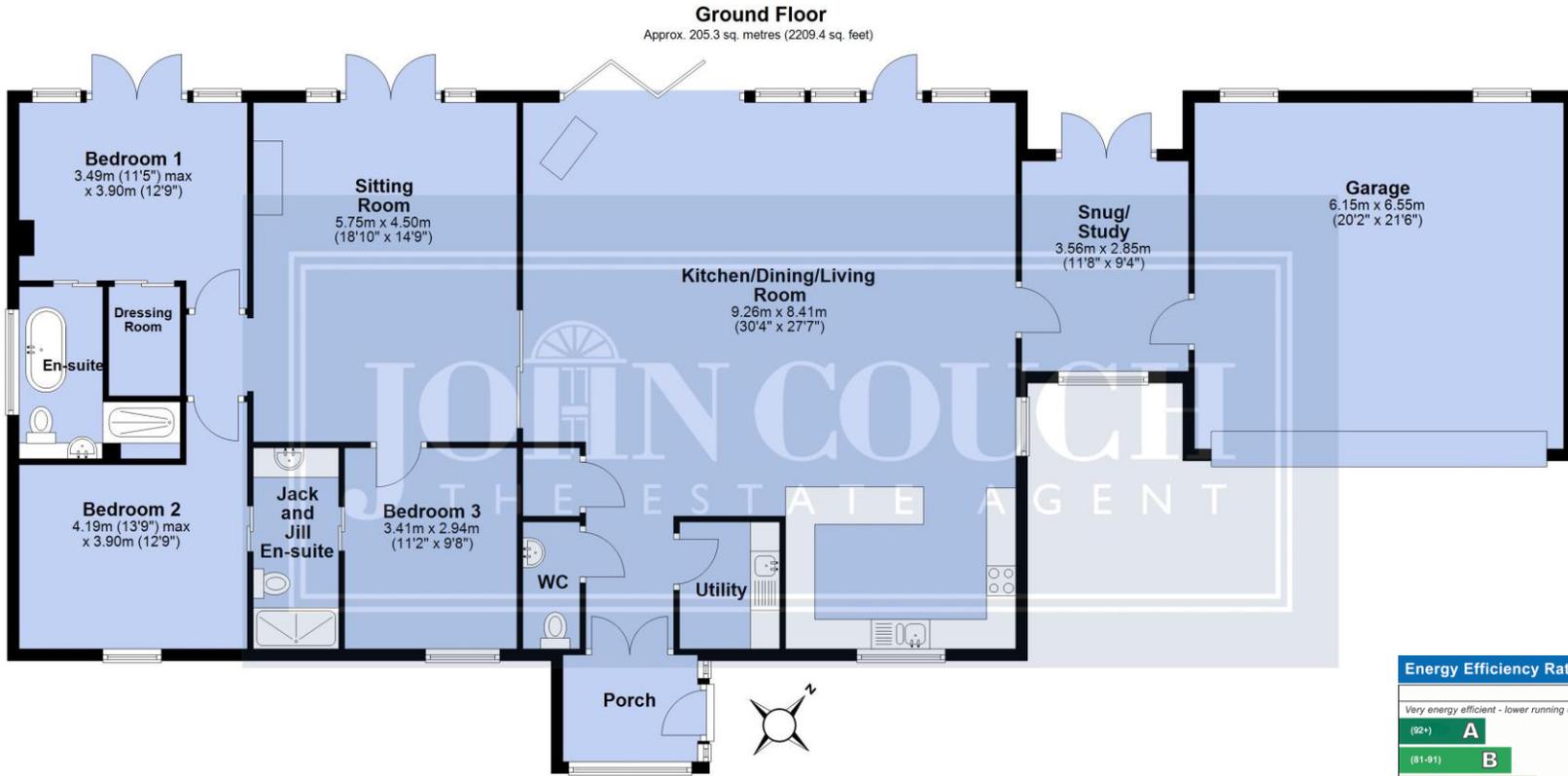












Total area: approx 205.3 sq. metres (2209.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.