

# Kingsbridge Office: 01548 852352

## Tamarisks - Kingsbridge

**£900,000 (Guide Price)**

Bedrooms: 8      Bathrooms: 4      Garage: 2      Parking: 1      Garden

The most spectacular panoramic views from the front of this detached property occupying a prime almost clifftop location makes you stop and stare as you take in the views over the old fishing village of Inner hope, two of the village beaches, National Trust land to Bolt Tail coastal lands and the open sea stretching to Cornwall.

The property comprises three self contained flats each affording views standing in well stocked gardens and garaging. At the front a fine low stone walled terrace provides the best spot to enjoy amazing sunsets over the sea. Taking full advantage of this magnificent sea front location the sandy beaches and slipways for smaller boats, viewed from the front terraces, are a walk of approximately 200 yards.

Tamarisks comprises three self contained flats created within the original house built in 1904 and a more recent single storey addition to the rear. Two garages at the road level provide the parking with steps connecting with pathways and terraces leading to the entrance doors. Within the original house are two three bedroom flats (ground and first floor) and the third with two bedrooms being in the rear addition also affording views to the sea and Inner Hope. The gardens, which have been open to the public, are a particular feature planted with a wide variety of specimen flower and shrubs surrounds lovely sitting areas. The original house is of traditional stone construction with later modern additions having a mainly pebble dash exterior under a tiled roof. PVCu double glazed windows and doors have been fitted to the accommodation. The three flats comprise:

## The Ground Floor Flat

### Verandah Entrance - Ground Floor

### Living Room - Ground Floor

20'4" x 20'0" max | 6.21 x 6.11 max

with double doors opening to the front west facing terrace affording the most magnificent panoramic views over the sea and coast stretching to Cornwall in the distance, side south facing bay window overlooking Inner Hope and beach, stone fireplace, built in glazed top cupboard, three radiators, TV and telephone points, moulded ceiling cornice, ceiling and wall lights.

## Study Area - Ground Floor

10'6" x 7'7" | 3.22 x 3.23

affording similar views to the south with an additional recess area, two full height shelved cupboards, recessed shelving, radiator.

## Kitchen - Ground Floor

15'10" x 11'3" | 4.83 x 3.44

with a range of granite working surfaces, tiled surrounds, double bowl single drainer sink top, pine fronted cupboards and drawers under, former range recess fitted with Neff electric oven, shelving and mantle over, pine wall shelving and glazed cupboard, Neff ceramic hob and fume hood over, Bosch dishwasher, radiator, slimline storage heater, stable door to rear.

## Bedroom 1 - Ground Floor

17'9" x 12'11" | 5.43 x 3.94

affording the same sea views with built in pine wardrobe, two radiators, telephone point, moulded ceiling cornice, wall and ceiling lights.

## Inner Hallway - Ground Floor

with radiator and door to rear area with slimline storage heater, understairs shelved cupboard, recess housing plumbing and a Hotpoint washing machine.

## Bedroom 2 - Ground Floor

13'7" x 10'11" | 4.15 x 3.33

affording the same sea views with built in pine wardrobe, basin and cupboard under, pine shelf, radiator.

## Bedroom 3 - Ground Floor

9'8" x 7'1" | 2.95 x 2.16

with radiator.

## Bathroom - Ground Floor

with a suite comprising bath having a hand shower over, basin and cupboard under and WC. Light/electric shaver point, radiator, towel rail, part tiled.

## **Wetroom - Ground Floor**

with a Mira electric shower, WC, fan heater, towel rails, part tiled.

## **Boiler Room - Ground Floor**

within the original Entrance Vestibule featuring the glazed door and screen with the Worcester oil fired combination boiler supplying the central heating and hot water systems, shelving.

## **The First Floor Flat**

### **On the Ground Floor - First Floor Flat**

#### **Entrance Hall - First Floor Flat**

with quarry tiled floor, coat hooks.

#### **Inner Hallway and stairs - First Floor Flat**

#### **On the First Floor - First Floor Flat**

#### **Spacious Landing - First Floor Flat**

with large window overlooking the rear garden having a large pine ornament ledge and panelling feature, radiator, slimline storage heater, hanging cupboard, hatch to roofspace.

#### **Lounge - First Floor Flat**

19'0" x 13'0" | 5.80 x 3.97

with large window opening inwards having a long window seat and pine fronted cupboards under affording the panoramic sea and coastal views, two radiators, exposed roof timbers.

#### **Kitchen/Dining Room - First Floor Flat**

16'1" x 14'10" | 4.82 x 4.54

affording views similar to the Lounge and in addition views to the south over the village and surrounding countryside with a range of working surfaces, tiled surrounds, inset 1 ½ bowl single drainer sink top, wood fronted cupboards and drawers under, wall cupboards and end shelving,

tall shelved cupboard, shelves, built in Jackson electric oven and ceramic hob, built in fridge freezer, Hoover washing machine, plumbing for dishwasher, two radiators, telephone point, recessed lighting.

## **Bedroom 1 - First Floor Flat**

11'0" x 10'8" | 3.36 x 3.26

affording views similar to the Lounge with white pedestal basin, radiator.

## **Bedroom 2 - First Floor Flat**

10'4" x 8'5" | 3.17 x 2.59

affording views to the south over the village and surrounding countryside with white pedestal basin and mirror over, radiator, pine shelving.

## **Bedroom 3 - First Floor Flat**

10'5" x 8'7" | 3.18 x 2.62

overlooking the rear garden with white pedestal basin, radiator.

## **Bathroom - First Floor Flat**

with a white suite comprising bath having a period style hand shower over, pedestal basin and WC. Light/electric shaver point, large pine towel rail, pine doors to the airing cupboard containing the Worcester oil fired combination boiler supplying the central heating and hot water systems.

## **Shower Room - First Floor Flat**

with a white tiled and curtained shower cubicle, WC, radiator, towel rail, mirror.

## **The Garden Flat**

### **Living Room**

20'5" x 12'0" | 6.24 x 3.66

affording views to the south over the village and west to the sea and National Trust land with glazed double doors to a stone paved terrace, woodburning stove on slate hearth, two slimline storage heaters, TV and telephone points, wall and ceiling lights.

## Kitchen

12'6" x 7'6" | 3.83 x 2.31

with a working surface, tiled surround, inset 1 ½ bowl single drainer sink top, pine fronted cupboard and drawers under, additional pine surface, cupboards and shelving under and glazed cupboard over, wall cupboard. Beko electric cooker, Hoover washing machine, Beko refrigerator, extractor, hatch to roofspace, door to rear.

## Bedroom 1

12'0" x 9'6" | 3.68 x 2.97

partly divided from the Living Room with curtain poles and blind, built in wardrobe, electric panel heater, telephone point, airing cupboard containing the hot water cylinder fitted with two electric immersion heaters.

## Bedroom 2

7'7" x 5'10" | 2.32 x 1.8

## Bathroom

with a white suite comprising bath having a hand shower, Mira electric shower and glass screen over, pedestal basin, bidet and WC. Mirrored cabinet, light/electric shaver point, electric towel rail, fan heater, extractor, part tiled walls, tiled floor.

## Outside

A short cul-de-sac cliff road provides access to Tamarisks off which are two stone fronted Garages adjoining the entrance steps. **Right Hand Garage 5.37 x 3.41 (17'7" x 11'2")**, with electric up and over door, light, power point, tap. Stairs at the rear lead up to a **Studio 4.41 x 3.41 (14'5" x 11'2")**, with west facing round window, power points, light. **Left Hand Garage 5.47 x 3.38 (17'11" x 11'1")**, with electric up and over door, light, power point, tap, ceiling height 4.3m.

## Outside

Steps lead up to the large front terrace to appreciate this spectacular position and from here stone paths lead either side of the property accessing the three flats. A few steps also lead down from the terrace to a second stone walled paved terrace to simply sit and enjoy the sun throughout the day in privacy whilst the world passes you by below. The sunsets are absolutely amazing from this glorious spot. The terrace has a stone top central table decorated with shells, shell and tiled edged sitting area, water feature, green roofed timber storage shed, lighting and



power points. To the side the garden is terraced joining with a smaller sitting area and shrubs to the southern side having a small glazed conservatory attached to the property.

## Outside

On the northern side are rockeries with mature shrubs and steps leading up to a fenced and walled area containing a timber shed and oil storage tanks. Dry stone walling runs beside the rear paved pathways and entrance area with storage bin, lights and tap.

Steps lead up to the part stone walled garden laid to grass with a wide variety of flowers and shrubs set around ponds and sitting areas decorated in the same theme.

## Photos



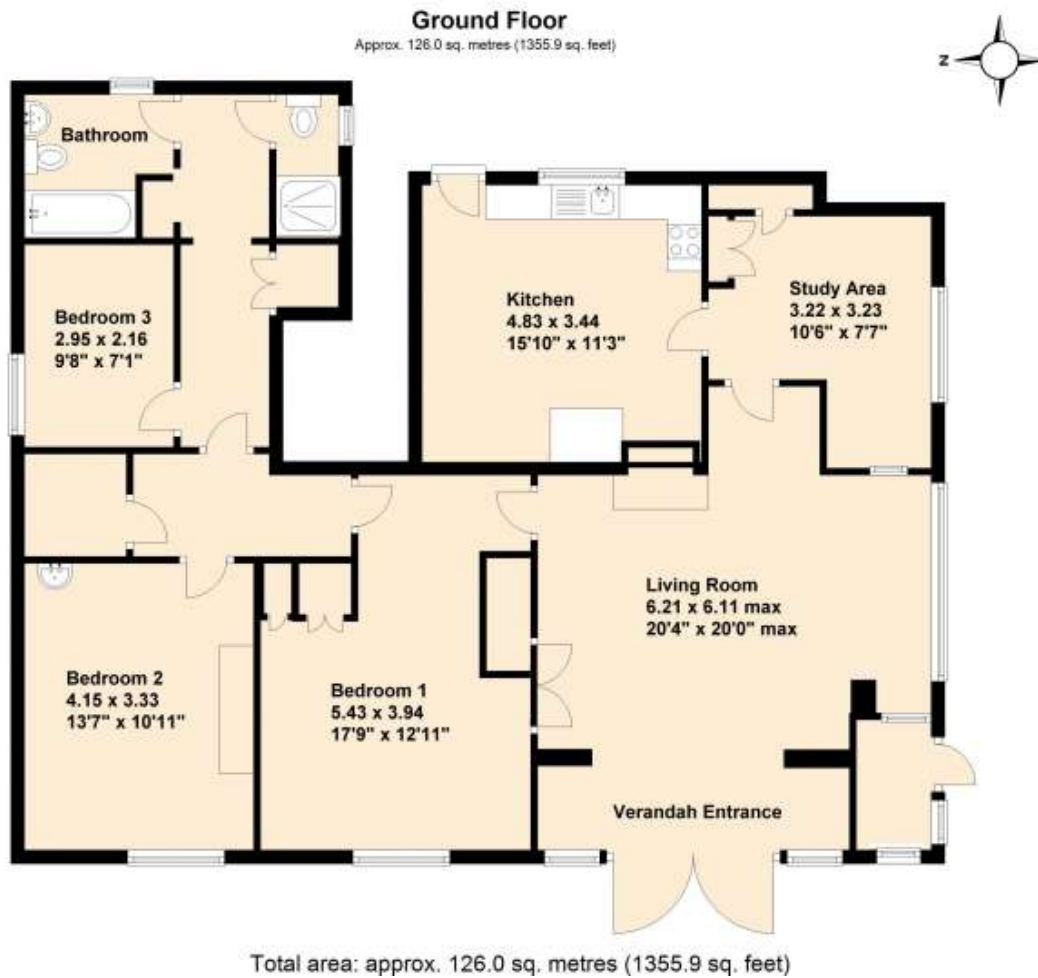








## Floor Plans





Total area: approx. 45.7 sq. metres (491.9 sq. feet)

## First Floor



Total area: approx. 103.7 sq. metres (1115.8 sq. feet)

## Energy Performance Certificate