



STAGS

Sorley Grange

Sorley Grange

Sorley, Kingsbridge, TQ7 4BP

Kingsbridge 1 mile Salcombe 7 miles A38 9 miles

- Ready for immediate occupation
- Open rural views
- Quality new build property
- Family sized accommodation of character
- Double Garage/Workshop Parking
- Large Gardens

Guide price £625,000

SITUATION AND DESCRIPTION

The property is situated in the hamlet of Sorley, a small hamlet just a mile or so to the north of the market town of Kingsbridge. It is a similar distance from Loddiswell, a thriving village with a good community, general store, post office/handy shop, pub, primary school and church. The area is surrounded by unspoilt rolling countryside with interesting river walks and is within easy reach of the beautiful coastline, beaches and estuaries of the South Hams. It is also a short distance from the renowned Aune Valley Meat Farm Shop and the popular Avon Mill Garden Centre, which also has a deli and cafe whilst the A38 Devon Expressway can be easily accessed in about 10 minutes.

Sorley Grange has been constructed by Grange Exclusive Homes, a Kingsbridge-based company who have established a reputation locally for quality, bespoke properties.

The house has been specifically designed to combine contemporary living whilst at the same time fitting in with its rural setting. It is of traditional cavity construction, finished with the vernacular smooth-rendered and color-washed external elevations beneath a Brazilian slate tiled roof and will be issued with an architects certificate on completion. It is fitted throughout with top quality Velfac powder-coated aluminium windows, oak doors with contemporary brushed steel ironmongery and has an engineered oak floor to the family and common areas.

GROUND FLOOR

The property is accessed through a glazed entrance with two side screens leading to the stunning entrance hall which in turn has the "Grange trademark" vaulted ceiling and full-height glazed screen to the rear elevation affording views over the fields beyond. A turning



A stunning modern home with gardens approaching 1/4 acre and wonderful views over the Avon valley to Dartmoor.





hardwood stair case leads to the first floor.

Off to the right is the 24 triple aspect living room - which will have a wood burner - and doors lead from this room to the south-west facing, Indian sandstone paved terrace.

The open-plan kitchen/dining/family room is a particular feature of the property, and very much the heart of the house: the kitchen area will be fitted to a high level by Mayflower Kitchens of Somerset with "Shaker" style units. Off the kitchen is an open-plan "family area" as well as a utility room and WC.

FIRST FLOOR

The spacious first floor landing also enjoys the full-height glazed window - and the view over the adjoining farmland to the rear which it provides - whilst the Master Bedroom with en-suite bathroom and dressing room, is a dual aspect room from where far-reaching views over the Avon valley are enjoyed, with Dartmoor in the distance. There are also two further bedrooms and a study, and well appointed family Shower room.

SECOND FLOOR

On the second floor, there are two further adaptable rooms and shower room, with the potential to create a games rooms/office or a Master Suite, if desired.

OUTSIDE

Vehicular access to the property is via a pillared entrance drive and then over a macadammed driveway. To the right of the entrance drive is the DETACHED DOUBLE GARAGE/WORKSHOP (approx. 28 x 15), a feature of the property and alongside which is space for a small boat etc.. Externally, the gardens have been landscaped and incorporate a private terraced area to the eastern elevation whilst there is a generous garden to the front, part-bounded by hedging designed to provide maximum privacy, but not impact on the wonderful views on offer. A post and rail fence extends along the length of the rear (north east) boundary and, in total, the property extends to nearly ¼ acre.

SERVICES

Mains electricity and water connected. Drainage to private septic tank system. Air source heat pump with underfloor heating. High levels of insulation.

AGENT'S NOTE

Council Tax to be assessed. Post Code: TQ7 4BP. Tenure: Freehold.

VIEWING ARRANGEMENTS

By appointment please through Stags (Kingsbridge office). Tel 01548 853131.

DIRECTIONS

From Kingsbridge take the B3196 road towards Loddiswell. After half a mile or so, you will proceed over a cross roads (known as Sorley Cross) and the property will be found a further 400 yards or so down this road on the right hand side.

Approximate Gross Internal Area = 226.1 sq m / 2434 sq ft

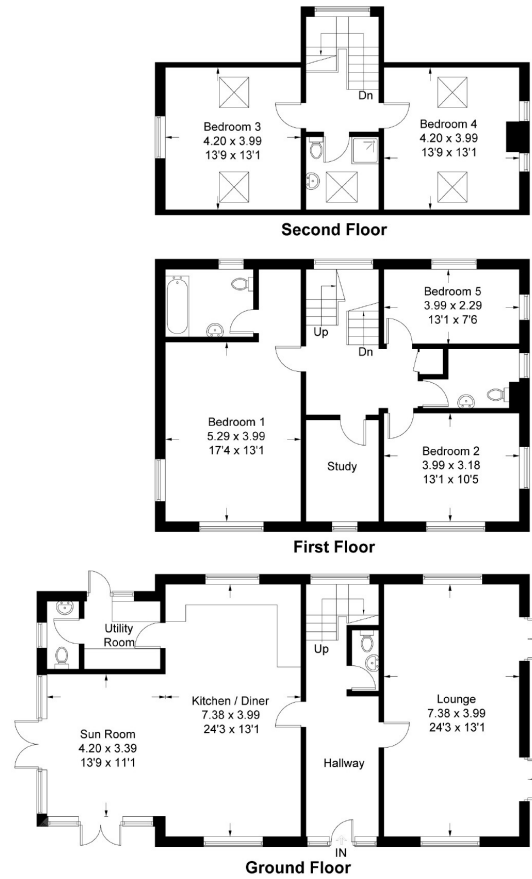


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