



Langholm, Chillington

STRUTT & PARKER
BNP PARIBAS GROUP 

Langholm Chillington, TQ7 2JY

Two building plots set in a rural village location, with the benefit of full planning permission to build two detached houses with garages
Application Ref: 2235/18/FUL

Slapton Ley 2 miles, Kingsbridge 4.8 miles, Salcombe 10.8 miles, Totnes station 14.3 miles (London Paddington 3 hours 14 minutes), A38 (Devon Expressway) 14.6 miles, Exeter International Airport 44.7 miles

House 1: Reception hall | Open-plan kitchen/dining/living room | Utility room | Cloakroom
Principal bedroom with en suite bathroom | 3 Further bedrooms (1 en suite) | Family bathroom
Double garage | Garden | EPC rating TBC

House 2: Reception hall | Drawing room
Kitchen/breakfast room | Utility room | Cloakroom
Principal bedroom with en suite bathroom | 3 Further bedrooms (1 en suite cloakroom)
Family shower room | Double garage | Garden | EPC rating TBC

The properties

Set on an elevated plot House 1 will comprise an open-plan living, dining and kitchen area, with bi-fold doors giving access to the sunny, southerly aspect. The ground floor will also provide a utility room and adjacent cloakroom, along with an en suite bedroom. On the floor above, the principal bedroom has an en suite bathroom, with plans offering two further bedrooms and a family shower room.

Set on an elevated plot House 2 will comprise a drawing room, with bi-fold doors to the westerly aspect, a separate kitchen/breakfast room and adjoining utility space, as well as an en suite bedroom and a cloakroom. On the first floor, the layout offers a principal bedroom with en suite bathroom, two further bedrooms and a family shower room.

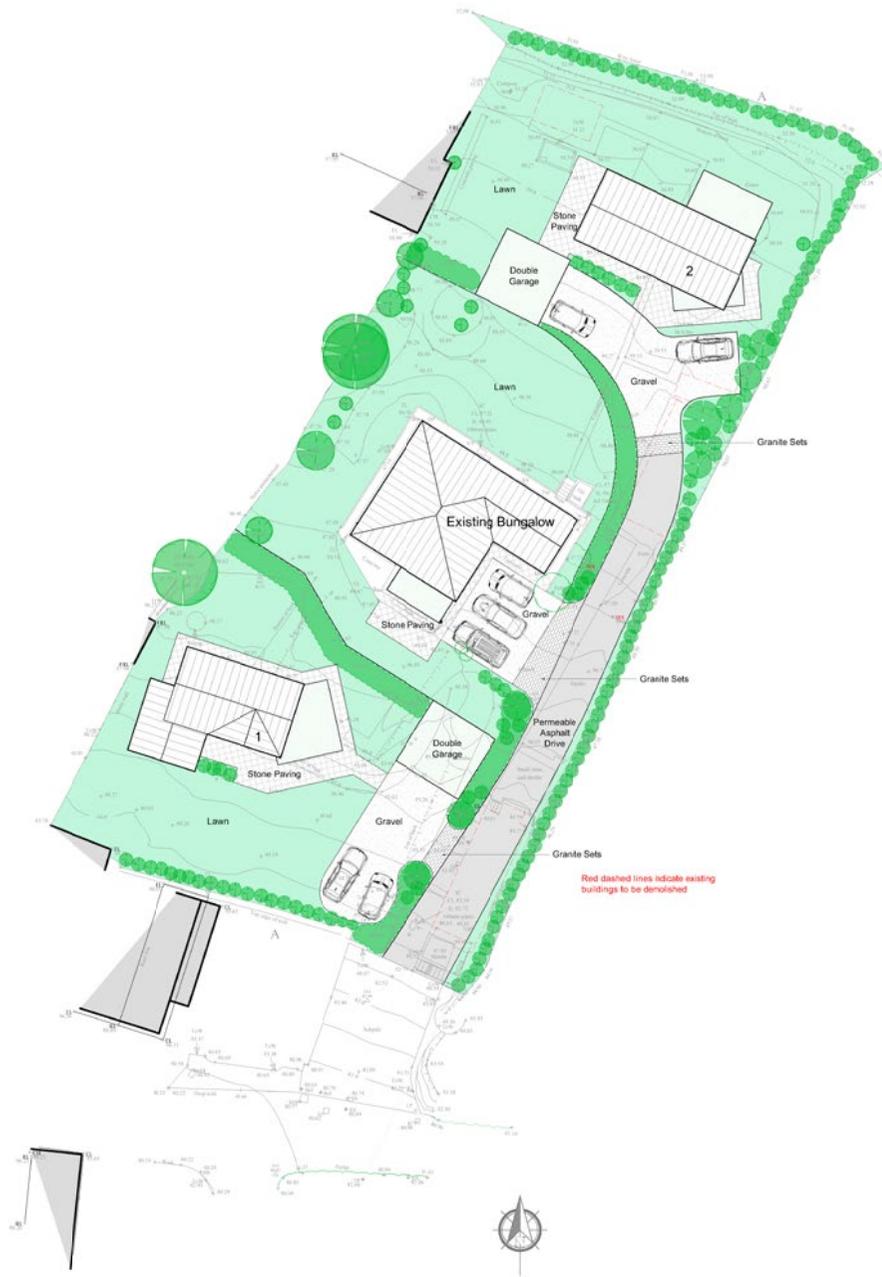
Outside

The site of Langholm enjoys an elevated position, which will provide the new homes with lovely views across surrounding countryside. Both new properties will have gravelled driveways leading to double garages, along with wrap-around gardens and paved terracing adjoining the homes.

Location

The Langholm plots are set in the charming rural village of Chillington, which has an excellent doctors' surgery, village shop and post office, and an ofsted outstanding primary school in nearby Stokenham. Chillington is in close proximity to the market town of Kingsbridge and the coastline at Slapton Sands. The village also benefits from excellent gastro pub (The Bear and Blacksmith). Nearby Kingsbridge offers a good range of day-to-day facilities including independent and High Street shopping, South Hams minor injuries unit and doctors' and dentist surgeries together with two major supermarkets, a cinema, leisure centre, library and numerous public houses and restaurants. The head of the estuary offers boat moorings, quays and slipways while the general area offers magnificent sandy beaches and some fabulous coastal and countryside walks. The popular sailing towns of Dartmouth and Salcombe are within easy reach, as are 18-hole golf courses at Bigbury and Thurlestone. The property enjoys excellent communication links: both Ivybridge and Totnes train stations offer regular trains to Paddington and the nearby A38 Devon Expressway gives access to major towns and to the national motorway network. Exeter Airport offers a growing number of national and international flights, including daily flights to London City Airport. The area benefits from a good selection of primary and secondary schooling, including Kingsbridge Community College, the bus route is accessed close to Langholm. There are also some excellent independent schools offering transport facilities from nearby Kingsbridge





Site Plan - As Proposed
(1:200)



Directions

From Kingsbridge follow the A379 in a southerly direction, sign-posted to Dartmouth. Follow the road for approximately 4.5 miles, through West Charleton and into Chillington. Continue through the village, passing The Bear & Blacksmith public house on the right and after a further 500 metres the properties will be found on the left-hand side.

General

Local Authority: South Hams District Council, Follaton House, Totnes, Devon TQ9 5NE

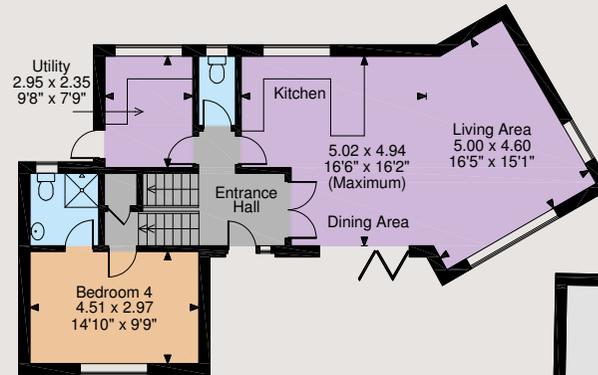
Tel: 01803 861234

Services: Mains drainage, mains power, mains water. Conduit for telecoms connection.

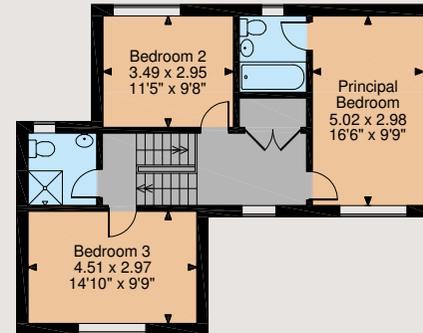
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Floorplans

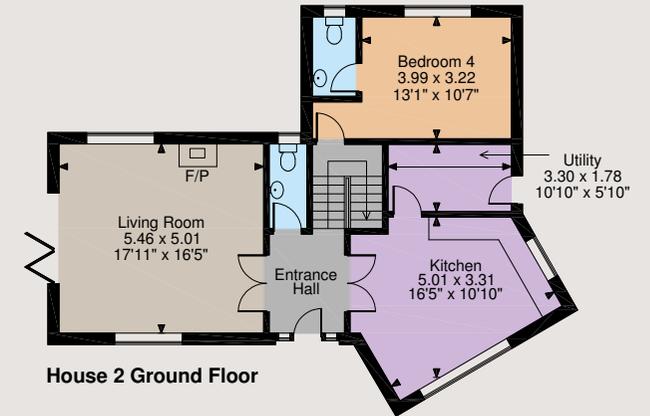
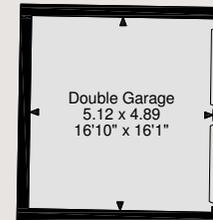
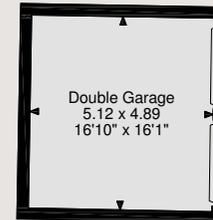
House 1 internal area 1,495 sq ft (139 sq m) / 1,515 sq ft (140.2 sq m)
House 2 internal area 1,508 sq ft (140 sq m) / 1,555 sq ft (144.5 sq m)
Double Garages internal area 540 sq ft (50 sq m)
For identification purposes only.



House 1 Ground Floor



House 1 First Floor



House 2 Ground Floor



House 2 First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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