

PATHWAYS

THE YARMER ESTATE • THURLESTONE • DEVON







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An immaculate new build with panoramic coastal and estuary views 5 minutes walk from the beach and close to a golf course and tennis club

Vaulted atrium reception hall and viewing gallery
Open plan kitchen/breakfast room
Sitting room and upper terrace • Cinema/games room
Media centre • Wine cellar

Master bedroom suite with balcony
Four further bedroom suites and wet rooms

Boot room • Laundry room • Plant room

Double garage

In all about 4,200 sq ft (390 sq m)

Hope Cove 1 mile walk • Bantham and Burgh Island 1 mile walk
Kingsbridge 5 miles • Salcombe 7 miles • Modbury 9 miles
(All distances and times are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

The South Hams

The South Hams is arguably one of the most sought-after waterfront locations in the UK with an uncommonly temperate climate and golden beaches.

Thurlestone overlooks Bigbury Bay that has a number of sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dinghy sailing, water sports, boating and long walks along the beautiful coastline. Thurlestone is perhaps best known for its beautiful and safe beaches and its spectacular seaside golf course.

The property is located on the Yarmer Estate which is arguably one of the most prestigious coastal locations in the South West. Very close to the property is Thurlestone Golf Course and Tennis Club, an 18 hole links course which has generous fairways but is challenging none the less, especially in windy conditions.

The pretty village of Thurlestone has characterful cottages, seaside homes, a parish church, a post office and store, the Village Inn and the Thurlestone Hotel with good leisure facilities. Just 8 minute's walk along the coastal footpath is the fishing village of Hope Cove with local Post Office and Public House.

Salcombe is only 7 miles away and famous as a yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.

Schools: There are a number of schools easily accessible including the highly regarded Kingsbridge Community College, only 5 miles away.

Shopping: Thurlestone is just 5 miles from the thriving town of Kingsbridge where there is an excellent selection of local shops and amenities. The harbour at Salcombe is about 7 miles away and the city of Plymouth is about 20 miles which has a first class theatre and a shopping centre.





Sailing and Watersports: Thurslestone, Banatham and The Salcombe Estuary all have numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dinghy sailing, water sports, boating and long walks along the beautiful coastline.

Travel by Car: The A38 Devon Expressway is about 16 miles to the north, providing dual carriageway access to the M5 Motorway at Exeter.

Travel by Train: There are good Intercity rail services from Totnes (19 miles) (London Paddington 2 hours 50 minutes) and Exeter (46 miles) (London Paddington 2 hours 4 minutes).

Travel by Ferry: Brittany Ferries operate services to France, Spain and the Channel Islands from their terminal at Plymouth.

Travel by Air: There are a growing number of UK and international flights from Exeter Airport (51 miles). It also caters for private and chartered jets and helicopters too.

Pathways - for sale freehold

Pathways occupies a lovely waterfront location on a highly desirable road overlooking the golf course and across the bay to Thurlestone Rock. It faces due south and has panoramic views over the water. Pathways has a superb position on Eddystone Road within the exclusive Yarmer Estate.

The property has been built and finished to a very high standard with the benefit of the NHBC Buildmark 10 years guarantee. There is under-floor heating throughout with energy generated via an air heat source pump and a solar powered hot water system. There is also an air circulation management system throughout the house. The majority of the floor is laid to oak boards. There is energy efficient LED lighting throughout and a Sonos sound system.





Technical Specification

- High levels of insulation to provide energy efficiency (rated B)
- Split level with multiple reception areas
- Solid construction with concrete floors and concrete stairs
- Low maintenance powder coated aluminium windows with internal timber frames
- Double garage with electric door
- Under floor heating with central control point
- Energy efficient heat pump
- Whole house ventilation system with heat exchanger
- Energy efficient LED lighting throughout
- Solar panel hot water heating
- CAT 5e cables fitted with net hub
- Heated towel rail in all bath/shower rooms
- Heated mirrors to bathrooms
- Illuminated shaving mirrors
- Double satellite feeds
- Lutron Grafik Eye lighting controllers to living areas
- Mains pressure water system
- Wet room showers
- Built in wood burner
- Cinema/games room with built in speakers, speaker to master bedroom & en-suite
- Sonos sound system
- NHBC Buildmark 10 year's guarantee
- Fully fitted kitchen with American style fridge
- Fully landscaped garden with terraced areas

In front of Pathways there is an in and out driveway with separate gates and a turning circle.

Adjoining the house is a large double garage with electric doors. The air heat source convertor is located on the external wall of the garage.

The entrance porch leads through to a good size reception hallway with a vaulted atrium above. At the far end is a French door that leads out onto granite steps which, in turn, lead down to the garden below.

Stairs lead up and down on either side of the reception hallway. To one side there is a family living room with a high vaulted ceiling and a log burner. Concertina French doors lead out onto an upper terrace with wooden decking and glass wind breakers. The terrace is a good size for entertaining. Below the living area, with steps that lead down from the reception hallway, is the kitchen and breakfast room with a boot room and back door to the rear. The kitchen is very well appointed with Neff appliances including two electric ovens, a microwave and a coffee machine.





There is also a central island. French doors lead out from the kitchen to the granite-faced terrace and the garden below.

The reception hallway also leads up to a master bedroom suite which includes a bath and a walk-in shower and a second bedroom suite with a bathroom. The master bedroom suite has patio doors that lead out onto a narrow balcony.

Further steps lead down from the reception hallway to the lower ground floor which consists of a wine cellar, a cinema or games room and adjoining media centre, a fifth en suite bedroom with a shower, a laundry/linen room with a sink, dryer and washing machine and also a plant room with a large water tank to provide enough water for all five bathrooms.

Garden

A path leads down the side of the garage to the garden and also a second path leads down the other side of the house, past the back

door, to the garden. The garden has been landscaped to an equally high standard as the interior.

Services

Mains electricity, drainage and water. Solar-powered water heating. Under-floor central heating via an air heat source pump.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel. 01803 861 234.

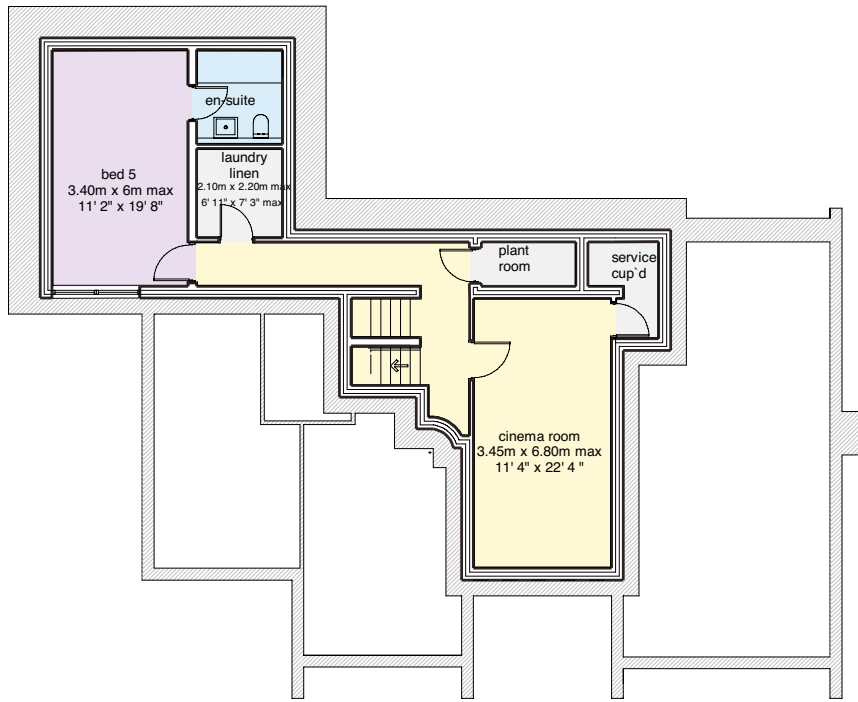
Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

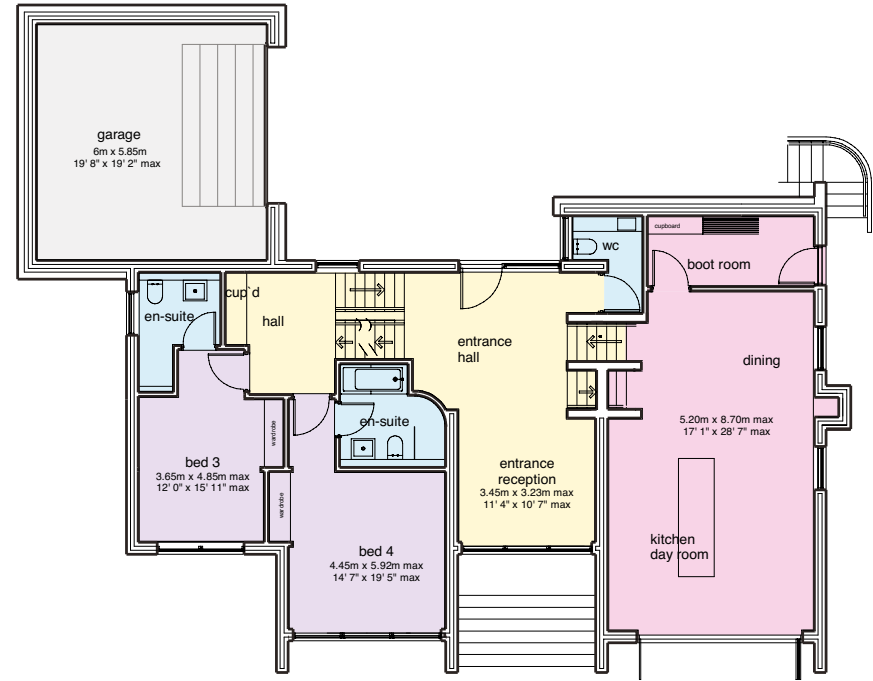
Directions (TQ7 3NU)

From Kingsbridge take the signs to Salcombe passing through the village of West Alvington. Take the second turning right and at the T junction turn right. After ¼ of a mile turn left signed Thurlestone. Proceed into the village, past the Thurlestone Hotel taking the next turning right into Eddystone Road. Pathways can be found halfway down on the left hand side.

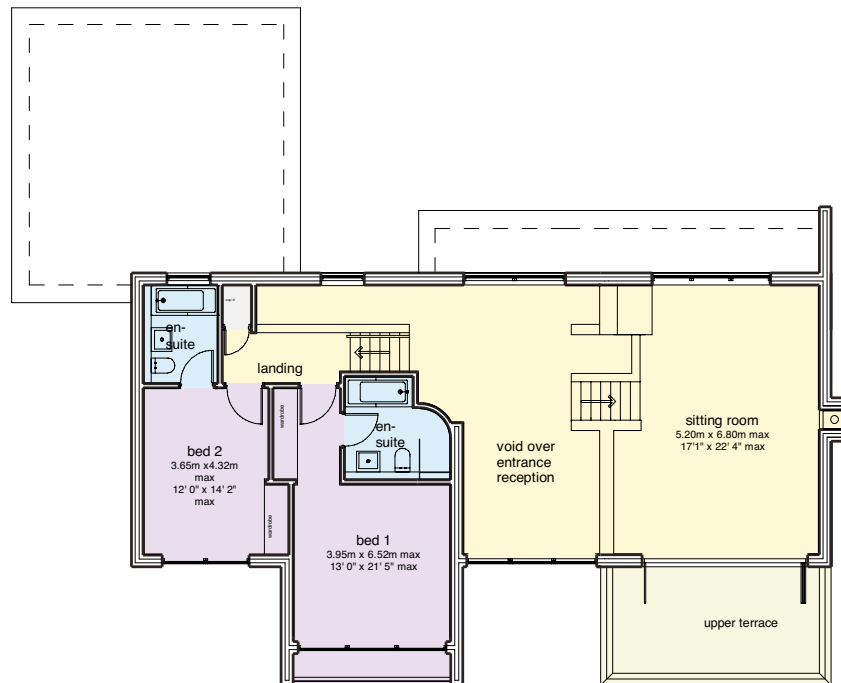




Lower Ground Floor



Ground Floor



Upper Floor

Approximate Gross Internal Floor Area
390 sq.m/4,200 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		84	88