





37 Fore Street, Kingskerswell

£349,000 Freehold

Character Property • Five Bedrooms • Village Location • Three Bathrooms • Four Reception Rooms • Rear Garden • Six Feature Fireplaces • Principal Ensuite • Annexe Potential

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the key to your home



Upon entering the property, you are welcomed into an impressive entrance hall showcasing an original period cantilever staircase, which immediately sets the tone for the character found throughout the home. The hall also benefits from a large under-stairs storage cupboard, ideal for coats, shoes and household storage.

The ground floor provides excellent living and entertaining space and currently comprises a generous main lounge with a feature fireplace, creating a warm and inviting atmosphere. There is a further reception room, originally the formal dining room and now used as a study/home office or second lounge, which again benefits from an attractive feature fireplace and offers flexibility depending on a buyer's needs. The kitchen is fitted with a combination of bespoke and freestanding solid pine units, complemented by granite worktops. Additional features include a floor-to-ceiling corner pantry/fridge, a traditional Belfast sink and a Range-style cooker, making the space both highly practical and full of period charm. Leading from the kitchen is a conservatory that is currently used as the dining room, providing a bright and airy space for family meals and entertaining while enjoying views across the surrounding area.

Following on from the main ground-floor accommodation is a purpose-built one-bedroom annexe, offering excellent potential for a variety of uses. The annexe comprises a bedroom, lounge, a wet room and a laundry room, and benefits from its own separate rear and side access. This self-contained space is ideal for elderly or multi-generational relatives, visiting guests, home working, or could provide a valuable opportunity for rental or Airbnb income, subject to any necessary consents.

The first floor of the main house comprises three larger-than-average double bedrooms, all of which retain period feature fireplaces and offer pleasant outlooks. Also on this level is an exceptionally spacious family bathroom, which continues the period charm with the inclusion of a fireplace and provides ample space for modern fittings while retaining its original character.

Occupying the second floor is the impressive principal bedroom suite, providing a private and peaceful retreat away from the main living areas. This space benefits from its own en-suite bathroom along with ample built-in wardrobes and cupboard storage, making excellent use of the available space and enjoying far-reaching views towards Dartmoor.

Lounge - 16’5 × 11’10 (4.88m x 3.35m)

Dining Room - 14’0 × 13’6 (4.27m x 3.96m)

Sunroom - 13’0 × 12’2 (3.96m x 3.66m)

Kitchen - 14’05 × 10’0 (4.27m x 3.05m)

Annexe Bedroom - 11’2 × 10’3 (3.96m x 3.05m)

Annexe Lounge - 11’8 × 6’11 (3.35m x 1.83m)

Bedroom - 14’1 × 12’5 (4.27m x 3.66m)

Bedroom - 13’7 × 12’9 (3.96m x 3.66m)

Bedroom - 10’11 × 9’4 (3.05m x 2.74m)

Bathroom - 11’9 × 10’9 (3.35m x .05m)





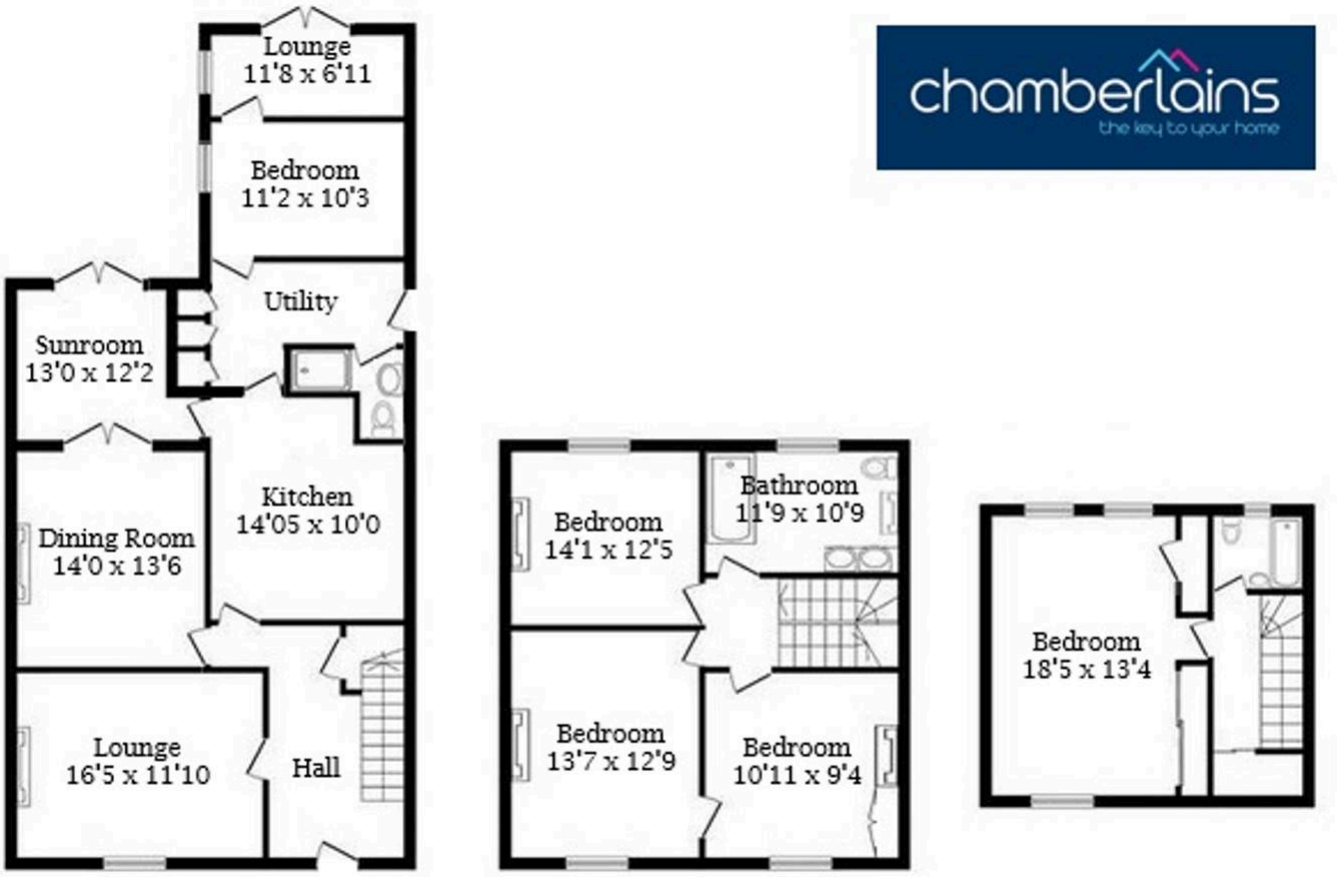


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc. are approximate and no responsibility will be taken for any error.







