

THE MODERN HOUSE



Kingsbridge, Devon
£1,450,000 Freehold

Torcross

With excellent energy efficiency and low running costs, this four-bedroom home, designed in 2019 by award-winning architects Hilton Barnfield, lies at the edge of the coastal village of Torcross, Devon. Exceptionally bright interior spaces span 2,660 sq ft, where large lightwells and huge picture windows orientate towards the brilliant views across the South Hams coastline and the freshwater lagoon of Slapton Ley. Cantilevered roof lines provide a natural flow between the inside and out, providing sheltered terraces in the private south-west-facing rear gardens.

Environmental Performance

Energy efficiency formed an integral part of the design. Hot water and underfloor heating are generated by an air source heat pump. PV panels maximise the solar gain and excess power is stored in the Tesla battery. An MVHR system ensures a healthy flow of clean air.

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The Tour

The house is set back from the road by a generous private parking area, with off-street parking for several vehicles and access to the carport with a Tesla battery and BP Pulse (type 2) charger. The main entrance is set into the front façade, leading into the hall and the arterial walkway. From here, there's access to two bedrooms (currently used as an office and a gym), the ground floor WC, and the utility room.

The dining area and kitchen are arranged in an open-plan layout, with pale brickwork and beautifully finished joinery forming neat divisions of space. Neff appliances are housed within the System Six kitchen units, which are finished in polished Unistone quartz. There is also a Quooker hot water tap.

Arguably the most impressive part of the house, the double-height atrium draws an excellent quality of natural light down through the central stairwell and into the dining area. Full-height sliding glass doors open this entire section of the house onto the south-west-facing terrace and gardens. Positioned at the back of the house, the living room feels more intimate and private, although corner glass walls retain a strong visual connection to the gardens and surrounding hillsides.

A timber staircase, one of the most striking internal features, leads up to a huge open landing which serves as a wonderfully bright living space with light flooding in from the east and west. There are two deep balconies, one accessible from the landing and the other from the main bedroom, both with sliding glass doors. The views from the upper level are panoramic, reaching as far across Slapton Ley and Slapton Sands. The main bedroom has a large en suite bathroom and a dressing room. The second bedroom is set on the opposite side of the plan, alongside the family bathroom.

Smart technology by Intelligent Abodes and lighting by Amos Lighting, runs throughout. Integrated Sonos is installed throughout the house, and outside. The house is served by fibre broadband and lighting and blinds are controlled by the Lutron app, along with the heating and lighting.

Outside Space

The south-west-facing gardens have been landscaped by South Hams Landscaping and are chock full of flowering perennials, herbaceous beds and borders, and mature shrubs and trees. Terraces have been ideally positioned beneath the cantilevered roof to provide shelter from sunshine and rain, creating inviting areas to eat outside throughout the seasons.

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The Area

Conveniently situated between the market towns of Kingsbridge and Dartmouth, the house is located in an Area of Outstanding Natural Beauty. The coastal village of Torcross is within walking distance, nestled between the freshwater lagoon of Slapton Ley and the three-mile shingle stretch beach Slapton Sands.

Torcross Beach is a short walk from the house, where the water is often calm and clear, making it an ideal spot for swimming, paddle boarding and kayaking, particularly at sunrise or sunset. Seals and dolphins are often spotted exploring the rocky outcrops and from Torcross Beach, and you can enjoy views of Start Bay in both directions.

Kingsbridge is 20 minutes away and has a great selection of independent cafés and shops. The town is set close to the Kingsbridge estuary and at high tide it is possible to launch boats directly from the slip. A ferry also runs directly from here to Salcombe.

The surrounding area is renowned for its beautiful rolling countryside and coastline. Further afield, Bantham is a wide sandy beach at low tide separated from Bigbury by the river Avon, renowned for big waves and strong rip currents and South Milton Sands is excellent for summer barbeques. The Beach House at South Milton Sands serves fresh seafood, and The Crabshell in Kingsbridge is a popular spot for an alfresco drink and a pizza. Start Bay Inn at Torcross is great for fish and chips, and for special occasions, The Seahorse in Dartmouth comes highly recommended.

Council Tax Band: G

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.