



Luscombe Maye
Since 1873

Woolston, Kingsbridge

Guide Price £385,000

3 2 1



Luscombe Maye are delighted to introduce this charming and characterful semi-detached cottage, ideally situated in the picturesque hamlet of Woolston.

The property offers a wonderful blend of period charm and comfortable modern living, with well-proportioned accommodation arranged over two floors. The sitting room is accessed via a stable-style front door and provides a warm and inviting living space, centred around an attractive feature fireplace that creates a lovely focal point, with stairs rising to the first floor. To the rear, the kitchen/dining area is a particularly bright and sunny room, offering a good range of storage and fitted with both an electric AGA and a separate electric range cooker, ideal for keen cooks.

French doors open out onto a sheltered patio area, perfect for outdoor dining, with steps leading up to a level lawn and an additional seating area, all enjoying delightful views over the surrounding countryside.

On the first floor, there are two well-proportioned double bedrooms, both benefitting from large windows that create a light and airy feel. The principal bedroom enjoys the advantage of an en-suite. There is also a single bedroom, currently fitted with bunk beds, making it ideal for children or guests. The family bathroom is fitted with a bath and shower over, complemented by attractive wood panelling.

To the front of the property, there is a useful cart lodge providing off-road parking and additional storage.

Woolston is a highly sought-after hamlet, offering a peaceful rural setting while remaining conveniently located for nearby towns and transport links.

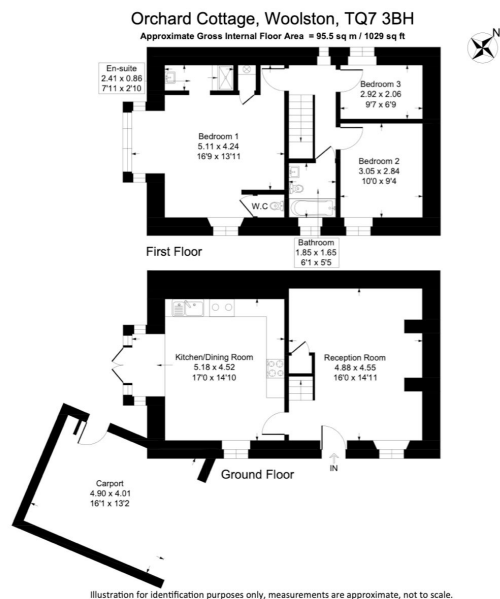
MATERIAL INFORMATION

Council Tax band: E

Tenure: Freehold

Property type: House





- Characterful semi-detached cottage
- Spacious kitchen
- Parking
- Popular location
- No onward chain
- Three bedrooms
- Pretty gardens
- Carport
- Quiet & peaceful
- Rental possibility



Energy performance certificate (EPC)			
Orchard Cottage Woolston KINGSBRIDGE TQ7 3BH	Energy rating E	Valid until	5 November 2033
		Certificate number	9340-2466-4300-2467-933
Property type		Semi-detached house	
Total floor area		86 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/government/consultations/energy-efficiency-standards-for-landlords			
Energy rating and score			
This property's energy rating is E. It has the potential to be B.			
See how to improve this property's energy efficiency			
The graph shows this property's current and potential energy rating.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
For properties in England and Wales: the average energy rating is D the average energy score is 60			