

Luscombe Maye
Since 1873

Fore street, Aveton Gifford, TQ7

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DESCRIPTION
Rich in charm and character, this delightful cottage has remained in the same family for around 90 years and now presents a wonderful opportunity for updating and enhancement. The accommodation comprises two reception rooms, a kitchen/dining room, utility and cloakroom, together with three bedrooms, a study or nursery and a family bathroom. Positioned in the heart of the village, the property enjoys an attractive setting with views across the park and surrounding area. It also benefits from direct gated access from the garden to a pathway leading over the stream and into the park beyond.

The front door opens into a bright dual aspect reception room, currently used as a dining room, with stairs rising to the first floor. The sitting room also enjoys a dual aspect and features an open fireplace, creating a cosy focal point. A few steps lead down to the kitchen/dining room, a light filled space fitted with a range of wall and base units, space for appliances and an oil fired Rayburn. Patio doors open from the dining area onto the terrace and garden beyond. The utility room provides additional storage along with space and plumbing for a washing machine, and there is also a cloakroom with WC.

Upstairs, there is a single bedroom or dressing room which connects to a double bedroom with built in wardrobes. A further bedroom overlooks the rear, while the family bathroom is fitted with a bath and shower over, wash basin and WC. The airing cupboard houses the hot water cylinder, linked to the Rayburn. A further double bedroom includes a built in cupboard.

The rear of the property is accessed from both the kitchen and utility room, leading onto a raised paved terrace, perfect for enjoying the afternoon and evening sun along with the pleasant outlook. Steps lead down to a useful garden store/workshop, which also houses the oil tank. A pathway, owned by Steppings, over which two other properties have a right of way on foot, continues to a private garden area with planted beds and a greenhouse. From here, a gate provides access to a path leading down towards the stream.



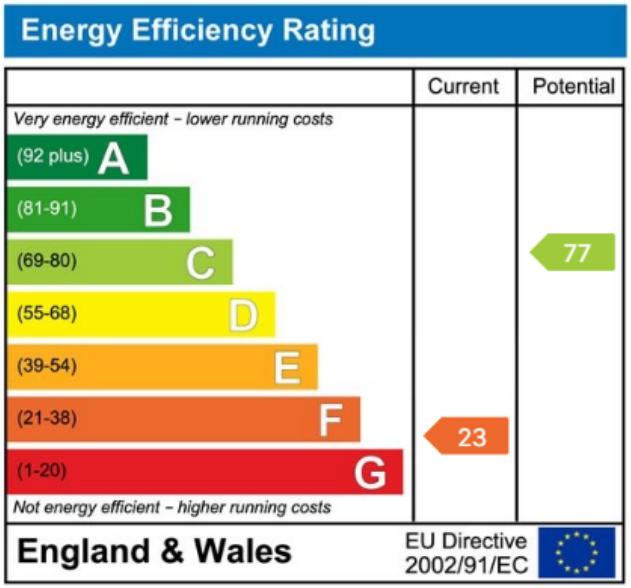




- Charming period cottage
- Sought-after village setting
- Three to four bedrooms
- Two reception rooms
- Attractive views over the park, village and surrounding countryside
- Potential to enhance and personalise
- Raised terrace and garden
- Direct access to park and stream
- Character features throughout
- No onward chain

Approximate Gross Internal Area 1405 sq ft - 131 sq m
Ground Floor Area 827 sq ft – 77 sq m
First Floor Area 578 sq ft – 54 sq m





Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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Modbury:
3 Church Street, Modbury, Ivybridge PL21 0QW
01548 830831
modbury@luscombemaye.com
www.luscombemaye.com