



Luscombe Maye
Since 1873

Loddiswell, Kingsbridge

Guide Price £795,000

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Tucked away along a private driveway, this beautifully presented four-bedroom home enjoys a wonderful rural setting, offering approximately one acre of gardens and grounds, a substantial barn/garage, and thoughtfully designed accommodation ideal for modern family living.

Approached via a private driveway, the property offers ample parking for several vehicles, with further parking available in front of the impressive detached barn/garage. A practical entrance porch provides the perfect space for coats, boots and outdoor wear before leading into the welcoming entrance hall.

Positioned to the left is the generous sitting room, where a wood-burning stove creates a wonderfully warm and inviting atmosphere, complementing the room's generous proportions. French doors open directly onto the patio, creating a seamless connection between the home and its beautiful gardens, ideal for entertaining or simply enjoying the peaceful surroundings.

The heart of the home is undoubtedly the spacious open-plan kitchen and dining room. Thoughtfully designed, the kitchen provides an excellent range of fitted units, integrated appliances, generous worktop space and a central breakfast bar, making it equally suited to everyday family life and entertaining. Adding a unique talking point, a glass floor window, revealing a hidden storage space below—currently the perfect spot for keeping a few favourite bottles! The adjoining dining area offers ample space for a large dining table and is enhanced by a further wood-burning stove, creating a warm and sociable setting.

Beyond the kitchen is a well-appointed utility room, benefitting from underfloor heating together with a shower room, making it particularly practical after countryside walks or for those with dogs. The utility also provides direct access onto the patio and garden while additionally having plenty of storage in the loft space.



Approximate Gross Internal Area 1576 sq ft - 146 sq m
(Excluding Outbuilding)

Ground Floor Area 865 sq ft - 80 sq m

First Floor Area 711 sq ft - 66 sq m

Outbuilding Area 608 sq ft - 56 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Four Bedrooms
- Breakfast Bar
- Two Wood Burners
- No Chain
- Countryside Setting
- Approx. One Acre Garden Space
- Underfloor Heating
- Orchard & Gardens
- Owned Solar Panels
- Open-Plan Kitchen

