



Luscombe Maye
Since 1873

Station Road, Loddiswell, Kingsbridge, TQ7 4RR

Guide Price £540,000

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Approached via a private driveway providing off-road parking for several vehicles, this substantial detached residence offers exceptionally versatile accommodation, ideal for growing families, those working from home, or buyers seeking multi-generational living.

Stepping inside, you are welcomed onto the principal living floor, where the majority of the accommodation is conveniently arranged. The spacious sitting room benefits from an attractive electric fireplace and enjoys a lovely outlook across the rear garden and neighbouring countryside, creating a wonderful space to relax.

The separate dining room provides an excellent area for both everyday family life and entertaining, flowing seamlessly into the conservatory. Filled with natural light, this additional reception space offers a pleasant outlook over the garden and provides an ideal spot to sit and unwind throughout the seasons.

The well-appointed fitted kitchen offers an excellent range of wall and base units, generous worktop space and integrated appliances, together with the convenience of its own access to the front of the property. Also situated on this floor is a useful study, a well-proportioned double bedroom and a shower room, offering excellent flexibility for those requiring ground-floor accommodation. A number of useful storage cupboards are thoughtfully positioned throughout this level.

A charming landing area leads through to the balcony, providing an elevated position from which to enjoy views across the garden and surrounding countryside.

The first floor comprises two generous double bedrooms, served by a shower room, whilst the lower ground floor offers a further double bedroom, an additional shower room and a substantial store room with direct access outside. This level offers excellent versatility and could lend itself to guest accommodation, independent living or a variety of alternative uses.

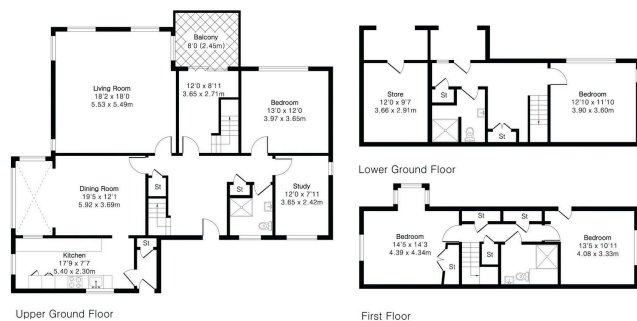


Approximate Gross Internal Area 2275 sq ft - 211 sq m

Lower Ground Floor Area 481 sq ft - 45 sq m

Upper Ground Floor Area 1337 sq ft - 124 sq m

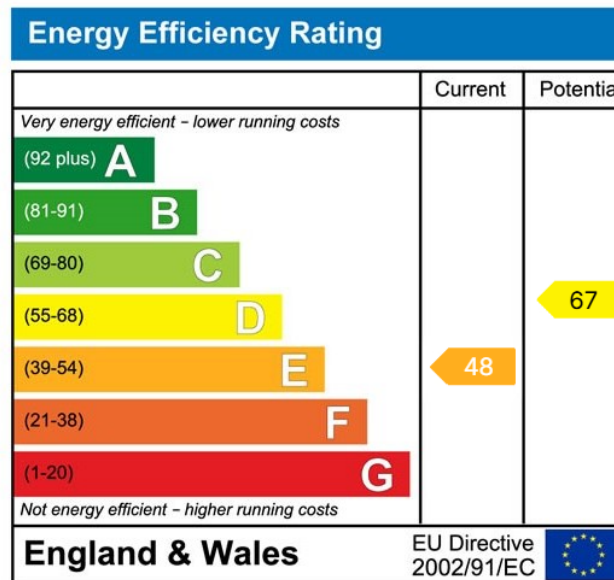
First Floor Area 457 sq ft - 42 sq m



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 is for initial guidance only and should not be relied on as a basis of valuation.



- Detached House
- Flexible Accommodation
- Balcony
- Driveway Parking
- Conservatory
- Four Double Bedrooms
- Wraparound Gardens
- Three Shower Rooms
- Pond
- Peaceful Village Location



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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