



Luscombe Maye
Since 1873



A beautifully positioned three-bedroom cottage enjoying an enviable setting within the highly regarded village of Brixton, South Devon. Combining traditional village character with comfortable and versatile accommodation, this appealing property offers an excellent opportunity to acquire a charming home in one of the South Hams' most desirable locations.

Approached within this picturesque village setting, the property provides a welcoming, well-proportioned accommodation arranged over the ground and first floors. The cottage retains an attractive character that is perfectly suited to modern village living, while its three bedrooms provide flexibility for a growing family, visiting guests, home working or those seeking a generous second home.

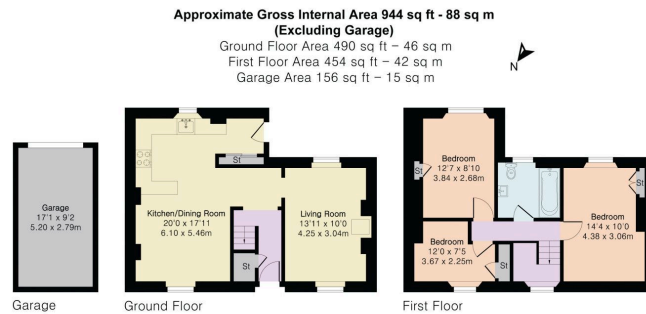
The principal living accommodation provides a comfortable and inviting environment, with the cottage offering an appealing balance of character and practicality. The kitchen provides a functional space for everyday living and entertaining, while the bedrooms offer peaceful and adaptable accommodation away from the main living areas.

One of the property's particular highlights is its enclosed private garden, providing a delightful outdoor retreat and a valuable extension of the living space.

The property further benefits from a garage situated within a nearby block, providing secure off-road parking and valuable additional storage—an especially useful feature for a property in a village location.

Material Information To ensure legal compliance, we require our sellers to complete a Material Information Guide, with the title document. Please scan the QR code or click the link to access the additional online material information. <https://moverly.com/sale/BLDWPHyn4vSAGJf8K6rw6p/view>



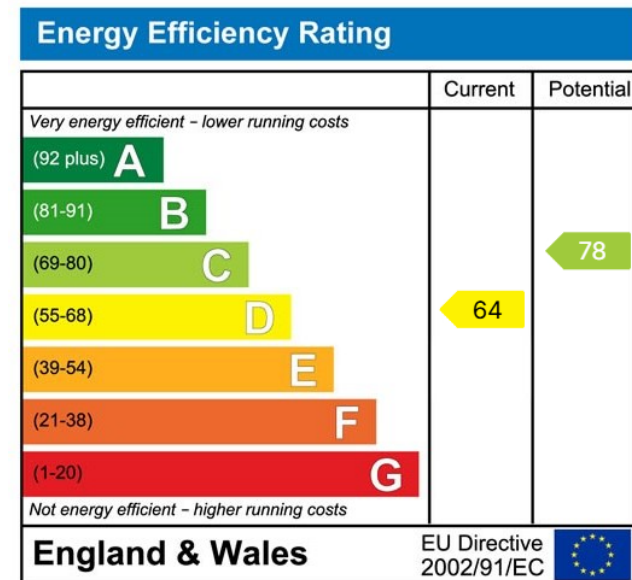


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



Use the QR code for further "Material Information" about this home

- Charming three-bedroom cottage
- Enclosed private garden
- Flexible accommodation
- Excellent access to the South Devon countryside and coastline
- Separate reception rooms
- Highly sought-after village location
- Garage in a nearby block
- Ideal permanent home, second home or investment
- Attractive village setting with a strong sense of community
- Chain free



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