



Luscombe Maye
Since 1873

West Alvington, Kingsbridge

Guide Price £425,000

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This characterful four-bedroom cottage combines traditional features with more contemporary additions, creating a home that feels both warm and practical, with generous accommodation and an impressive garden overlooking the surrounding countryside.

Stepping inside, the cottage character is immediately apparent. The generous living room is particularly inviting, with exposed ceiling beams, slate flooring and a striking stone inglenook fireplace housing a working wood-burning stove. The exposed stonework creates a wonderful focal point and gives the room a warm, traditional feel.

The separate dining room continues the character of the home, again featuring exposed beams and an attractive stone fireplace with a feature wood-burning stove, while offering plenty of room for a large dining table and making it an ideal space for entertaining.

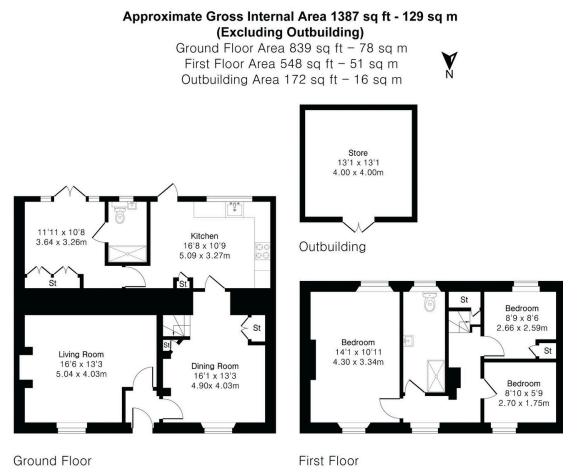
Moving through, the kitchen provides a more contemporary contrast and has been finished in a modern style, with a comprehensive range of fitted cabinetry, integrated appliances and a range-style cooker. A breakfast bar provides additional seating and creates a sociable space for everyday dining.

Also on the ground floor is a generous double bedroom with direct access onto the garden and its own modern en-suite shower room. This provides excellent flexibility, whether used as a guest bedroom, for multi-generational living or simply as an additional ground-floor bedroom.

Upstairs, the principal bedroom is particularly spacious, accompanied by a further double bedroom and a single bedroom. The single bedroom benefits from a charming window seat and would work equally well as a child's room, home office or study. A family bathroom serves the first-floor accommodation.

Outside is where the property really comes into its own, with a substantial garden enjoying an attractive outlook across the surrounding countryside. A patio immediately outside the house leads up into the main garden, where there is plenty of space to enjoy the outdoors.

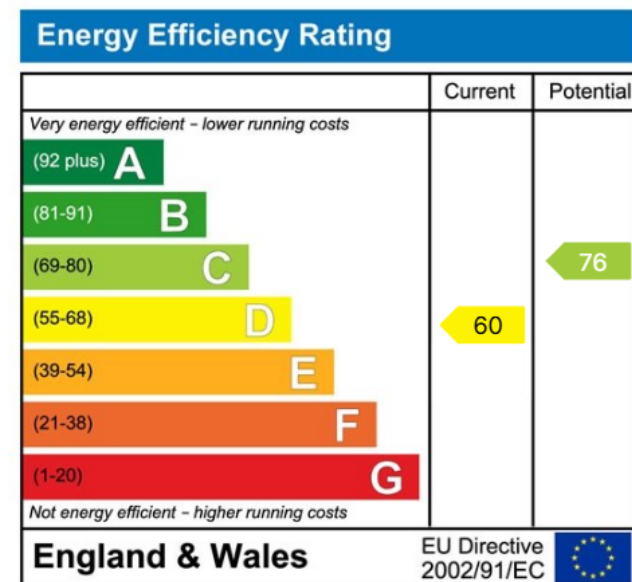




Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes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



- Countryside Views
- Four Bedrooms
- Stone Inglenook Fireplaces
- Modern Fitted Kitchen
- Detached Outbuilding
- Characterful Cottage
- Generous Garden
- Wood Burner
- Ground-Floor En-Suite Bedroom
- Immaculately Presented Throughout



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