



Luscombe Maye
Since 1873

Loddiswell, Kingsbridge

£650,000

🛏 4 🚿 2 🚗 3



Set in a wonderful position overlooking the surrounding countryside, this spacious four-bedroom home offers beautifully versatile accommodation, generous gardens and breathtaking views across the valley. Approached via a private lane off Station Road, that serves the property and one other, the home enjoys a peaceful setting with ample gravelled parking and a lovely sense of privacy.

Entering the property, a useful entrance porch provides plenty of space for coats and shoes while opening into the impressive kitchen/dining room, undoubtedly one of the highlights of the home. The kitchen is generously proportioned, offering an excellent range of fitted cabinetry, ample worktop space and a central island, providing a practical yet sociable space for everyday living.

The dining area is particularly special, with large sliding patio doors allowing natural light to flood the room while perfectly framing the beautiful countryside views beyond. These open directly onto the south-facing terrace, creating a wonderful connection between indoors and out. With plenty of room for outdoor seating and alfresco dining, this is an ideal spot to enjoy the sunshine and take in the surrounding scenery.

Moving through, the sitting room offers another generously sized yet cosy space, with an open fireplace providing a lovely focal point and adding warmth and character. A further seating area positioned beside the large sliding doors makes the most of the far-reaching views, while also providing direct access onto the terrace. Whether relaxing by the fire or enjoying the outlook across the valley, this is a particularly inviting room throughout the seasons.

The ground floor also benefits from a substantial additional reception room, currently arranged as a games room. This versatile space could lend itself to a variety of uses, including a home office, playroom or hobby room, depending on individual requirements. French doors provide access to the garden, adding to the flexibility of the accommodation.

Completing the ground floor is a particularly useful utility room, offering additional storage, worktop space and room for laundry appliances, alongside a convenient downstairs WC.

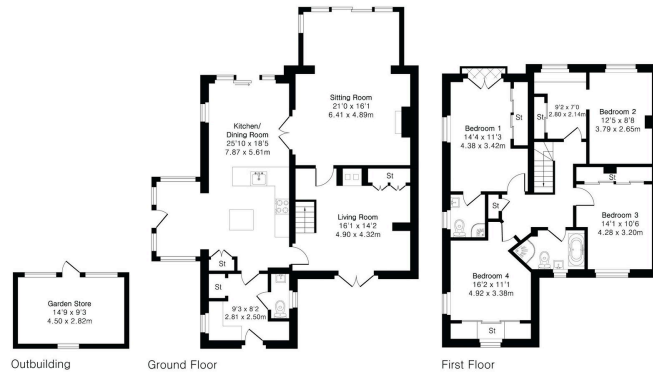


Approximate Gross Internal Area 1897 sq ft - 176 sq m
(Excluding Outbuilding)

Ground Floor Area 1043 sq ft - 97 sq m

First Floor Area 854 sq ft - 79 sq m

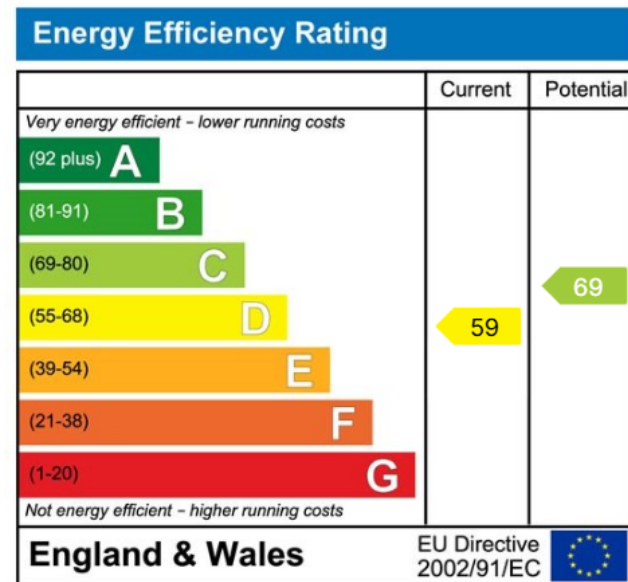
Outbuilding Area 137 sq ft - 13 sq m



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.



- Four Double Bedrooms
- Spacious Kitchen/Dining Room
- Generous Sitting Room
- Juliet Balcony
- Ample Private Parking
- Stunning Countryside Views
- South-Facing Terrace
- Principal Bedroom With En-Suite
- Beautiful Gardens



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.



Kingsbridge:
62 Fore Street, Kingsbridge TQ7 1PP
01548 857474
kingsbridge@luscombemaye.com
www.luscombemaye.com