

Fore Street, Aveton Gifford

Kingsbridge

£235,000

The Property:

A wonderfully quirky and characterful two-bedroom cottage with an elevated garden, open countryside and river views, a wood-burning stove and no onward chain.

A covered entrance porch opens into the cosy sitting room, featuring an exposed character fireplace with a fully functioning wood-burning stove and attractive wooden flooring. Additional insulation has been installed as part of an energy efficiency grant.

The kitchen retains a rustic cottage feel, with slate worktops, sink, electric hob, space and plumbing for a washing machine, space for a small fridge freezer and a useful understairs larder cupboard. There is also space to install an oven if required.

Upstairs, the landing provides access to the rear garden. There are two bedrooms, including a generous double with deep built-in wardrobes and a pleasant front-facing outlook, together with a spacious single bedroom which could accommodate a small double bed. The bathroom comprises a bath with shower over, WC and wash hand basin.

The garden is a particular feature of the property. Privately accessed via a pathway, it occupies an elevated position backing onto open fields and enjoys views towards the river and surrounding countryside. Predominantly laid to lawn with patio seating areas, it also includes a mature apple tree and useful storage shed.

The property benefits from electric storage heating, substantial additional insulation including enhanced wall insulation and a heavily insulated loft with boarded storage space. Fully owned solar panels are fitted to both the front and rear roof elevations.

Offered with no onward chain, this unusual and charming cottage offers a rare opportunity to enjoy a character home in a picturesque South Hams setting.













Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

The Location:

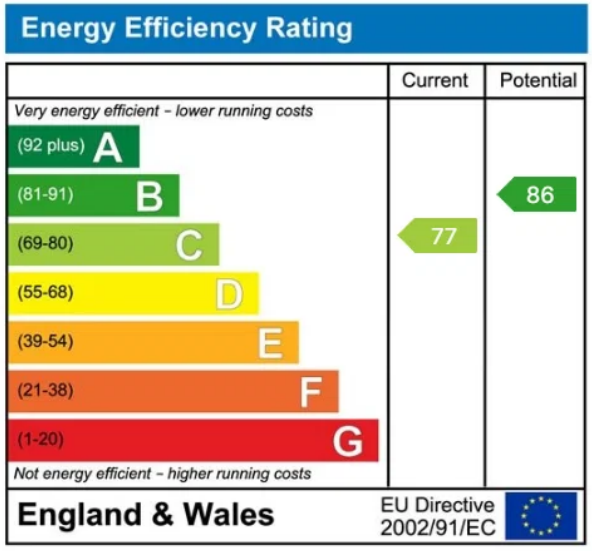
Aveton Gifford lies in the South Hams area of South Devon, situated about 3 miles inland from the coast at the head of the tidal Avon estuary, in an Area of Outstanding Natural Beauty. The area is popular for walkers enjoying the 14 miles of parish footpaths through unspoilt countryside and the tidal estuary, and also attracts bird watchers, photographers and artists. Kayakers and SUP enthusiasts enjoy the river, and the nearest beaches at Bantham and Bigbury are at the mouth of the river, both well known for surfing and water sports. The village is on the main bus route and is ideally situated between the towns of Kingsbridge and Modbury.

Further Information & Services:

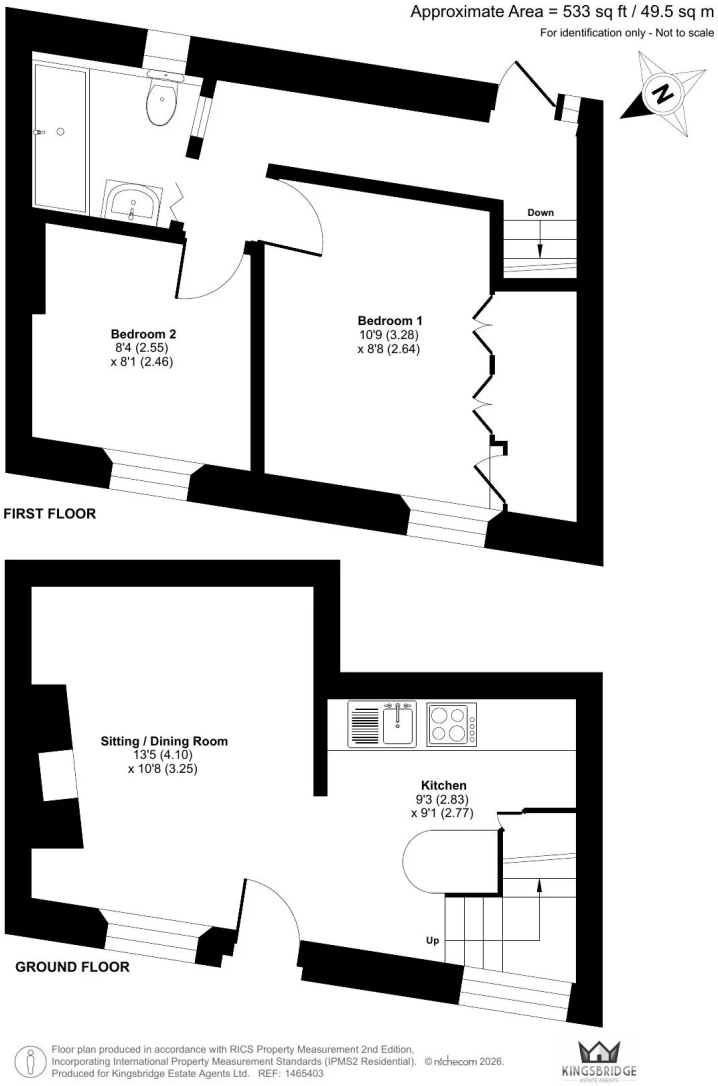
Tenure: Freehold
Services: Mains water, sewerage and electric. Electric storage heaters. Woodburning Stove.
EPC Rating: C
Construction Type: Standard stone construction. The roof is tiled and has fully owned solar panels on the front and rear.
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.
Broadband Availability: Superfast broadband available (Ofcom)
Flood Risk: According to the Environment Agency, the property is in a very low risk flood zone. Buyers are advised to conduct their own due diligence.
Planning or Development Issues: None known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.





Walnut Minor, Fore Street, Aveton Gifford, Kingsbridge, TQ7 4JP



Kingsbridge - Sales

Unit 6 The Anchor Centre Bridge Street Kingsbridge TQ7 1SB

01548856685

sales@kingsbridgeestateagents.co.uk

https://www.kingsbridgeestateagents.co.uk/

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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.