

Luscombe Maye
Since 1873

Loddiswell, Kingsbridge

Guide Price £549,000

3 2 2









This beautifully presented three-bedroom home enjoys a peaceful, tucked-away position just off Station Road in Loddiswell, approached via a private walkway and surrounded by mature trees and greenery. Offering spacious, well-proportioned accommodation, a wonderful connection to the outdoors and a range of versatile additional spaces, the property also benefits from planning permission to create a four-bedroom home. Offered with no onward chain, it presents an exciting opportunity for its next owners.

Upon entering, a welcoming entrance area provides a practical space for coats and shoes, with a useful built-in storage cupboard. From here, the accommodation opens into a generously sized living room, enjoying a lovely outlook towards the surrounding trees, creating a particularly peaceful and relaxing setting. The room also features an open fireplace, currently concealed behind the sofa and not in use, while offering ample space for comfortable seating.

Moving through the property, the spacious kitchen/dining room forms a wonderful heart of the home, with plenty of room for a large dining table and everyday family living. French doors open directly onto the garden, allowing natural light to fill the room and creating an easy connection between the indoor and outdoor spaces, particularly appealing during the warmer months and when entertaining. The kitchen itself has a distinctive style, with a combination of freestanding units, generous worktop space and room for appliances, offering a practical yet sociable space.

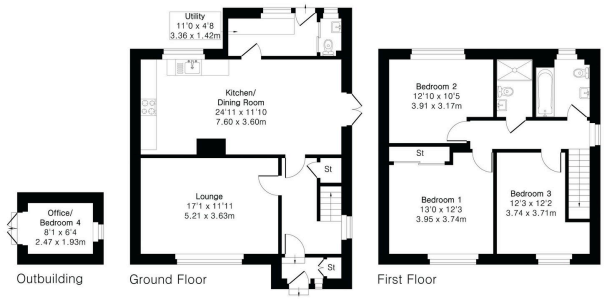
Leading off the kitchen is a particularly useful utility room, providing additional worktop space and room for laundry appliances, together with the convenience of a separate downstairs WC. A door opens directly onto the rear courtyard, providing a practical outside space ideal for dog owners.

Upstairs, the property continues to impress with three generously proportioned double bedrooms. The principal bedroom is particularly spacious, enjoying attractive views across the surrounding countryside and benefiting from built-in wardrobes. The two further bedrooms are also excellent sizes, offering flexibility for family living or guests.





Approximate Gross Internal Area 1298 sq ft - 121 sq m
(Excluding Outbuilding)
Ground Floor Area 696 sq ft – 65 sq m
First Floor Area 602 sq ft – 56 sq m
Outbuilding Area 51 sq ft – 5 sq m



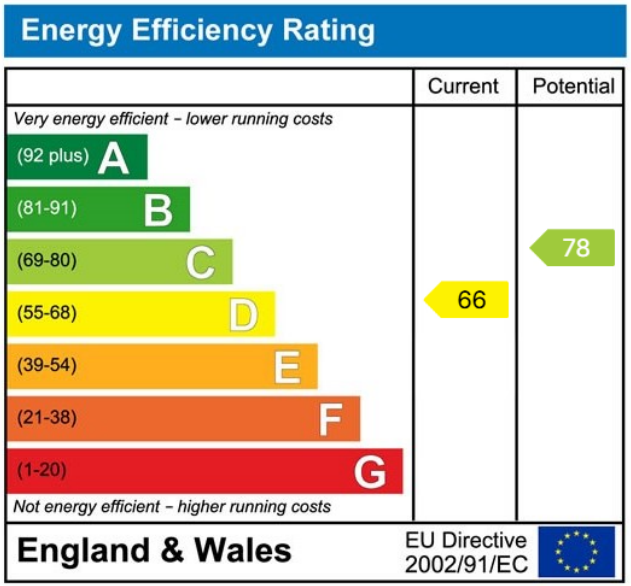
PINKPLAN

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

Luscombe Maye

- Three Generous Double Bedrooms
- Peaceful, Tucked-Away Position
- Garage and Driveway
- Countryside Views
- Fireplace
- Spacious Kitchen/Dining Room
- Fully Insulated Annexe with Electricity
- No Onward Chain
- Attractive Gardens
- Sun-Trap Seating Area





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.

Luscombe Maye Since 1873

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