



Berry House Station Road
Loddiswell, Kingsbridge, TQ7 4RR

£495,000



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Loddiswell

Loddiswell is a lovely village with a real community feel. It has a village shop and post office, church and a very popular primary school. You can also find the well-known garden centre, Avon Mill, just down the hill along with popular café and farm shops, Aune Valley Farm Shop and the Chilli Farm within close proximity. The location is ideal for commuters as it is quick drive to the A38 in order to reach Exeter and Plymouth.

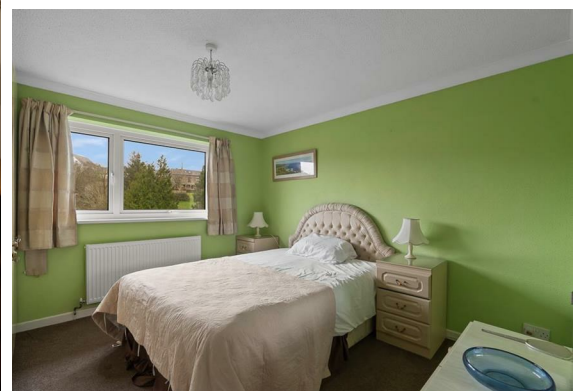
The Property

Welcome to Berry House which is a lovely 3 bedroom detached property situated on a quiet and popular road in Loddiswell boasting breathtaking countryside views. The property offers a versatile accommodation with potential to be renovated into one large house or remain as 2 separate dwellings for multi-generational living or additional rental or holiday rental income. A treasured home that has been in the same family since it was built, this is a unique opportunity for a new family to make their own memories.

The first floor comprises 3 bedrooms, a kitchen, reception room and bathroom. The kitchen and lounge share a good sized southerly facing balcony with views down the Avon Valley.

The kitchen is well fitted with comprehensive range of floor and wall based units, one and a half bowl sink and drainer. There is an integrated cooker and hob as well as space for an upright fridge freezer.

The dual aspect lounge is a bright sunny room with feature fireplace and window with views across the village. The double patio doors lead to the balcony which is perfect for enjoying an evening glass of wine whilst watching the sun set.





The three bedrooms are all doubles and share a family bathroom.

The family bathroom currently has a walk-in electric shower, WC and basin but does require some modernisation.

Annex Flat

The annex comprises a living room/bedroom which is a good sized room with window to westerly aspect. An open arch leads to the kitchen/dining room which has a range of floor and wall based units, stainless steel sink and drainer. There is plenty of space for a table and chairs also.

There is a separate shower and WC.

The garages are ripe for renovation to transform the downstairs of this property (subject to necessary planning consents). Both garages are large and have up and over doors with power and light. One garage already has a utility area with plumbing for a washing machine.



Outside

The property benefits from a tarmac driveway providing ample parking for several cars.

There is an attractive stone built wall to one side with established shrub and flower borders.

The fully enclosed garden is part laid to lawn with well stocked shrub and flower borders to the left and a private patio area with views across the village.

Services - Mains water, drainage and electricity. Oil fired central heating.

Broadband speed up to 80Mbps (Ofcom)

Council Tax - Band F

Tenure - The property is freehold.



Floor Plan



Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

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107 Fore Street, Kingsbridge, Devon, TQ7 1AB
 Tel: 01548856685 Email: info@kingsbridgeestateagents.co.uk www.kingsbridgeestateagents.co.uk

Area Map



Energy Efficiency Graph

