



**KINGSBRIDGE**  
ESTATE AGENTS



## 2 Stanton Court

Loddiswell, Kingsbridge, TQ7 4EF

**Asking Price £665,000**



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The Linhay is a four/five-bedroom barn conversion located on the outskirts of the popular village of Loddiswell in a quiet hamlet location. Surrounded by fields, you get the perfect rural feel but still have the convenience of easy access to amenities and the A38 for commuting to the cities of Plymouth and Exeter.

### Location

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. Nearby to the Linhay, you can also find the well-known garden centre, Avon Mill, along with popular café and farm shops, Aune Valley Farm Shop, the Ring Feeder and the Chilli Farm all within close proximity.

### The Property

Set within a beautiful gravel courtyard, the Linhay is unique to Stanton Court in its layout and the front door takes you to a welcoming entrance hall with plenty of storage of coats and wellies.

The hallway leads through to a stunning kitchen with vaulted ceilings, exposed beams and natural stone wall which makes it a true highlight of the property. Perfect for entertaining, the room boasts space for a 12-seater table and a double cooker as well as a Range stove so you will never run out of oven space. The kitchen has plenty of wall and floor units, an integrated dishwasher, room for an American style fridge freezer and an 8-ring gas hob.

The vaulted ceiling and exposed beams and stone wall continue through the study/bedroom five.





To the other end of the house is a large living room with slate hearth and a new, efficient, woodburner creating a cosy space to relax. There is also plenty of space for an office space or a play area for children and double doors that lead to the garden.

Also downstairs is a WC along with a handy utility area with room for washing machine and dryer.

### **First Floor**

On the first floor is the main bedroom which is a large double bedroom with ensuite bathroom comprising corner bath, shower cubicle, basin and WC.

There is also the fourth bedroom with vaulted ceiling and dual aspect windows overlooking the kitchen.



### **Second Floor**

The second floor provides two further double bedrooms with the vaulted ceilings and exposed beams continued throughout. Bedroom two has the added benefit of an ensuite shower room with double shower cubicle, vanity hand basin and WC. The family bathroom is also located on this level.

### **Outside**

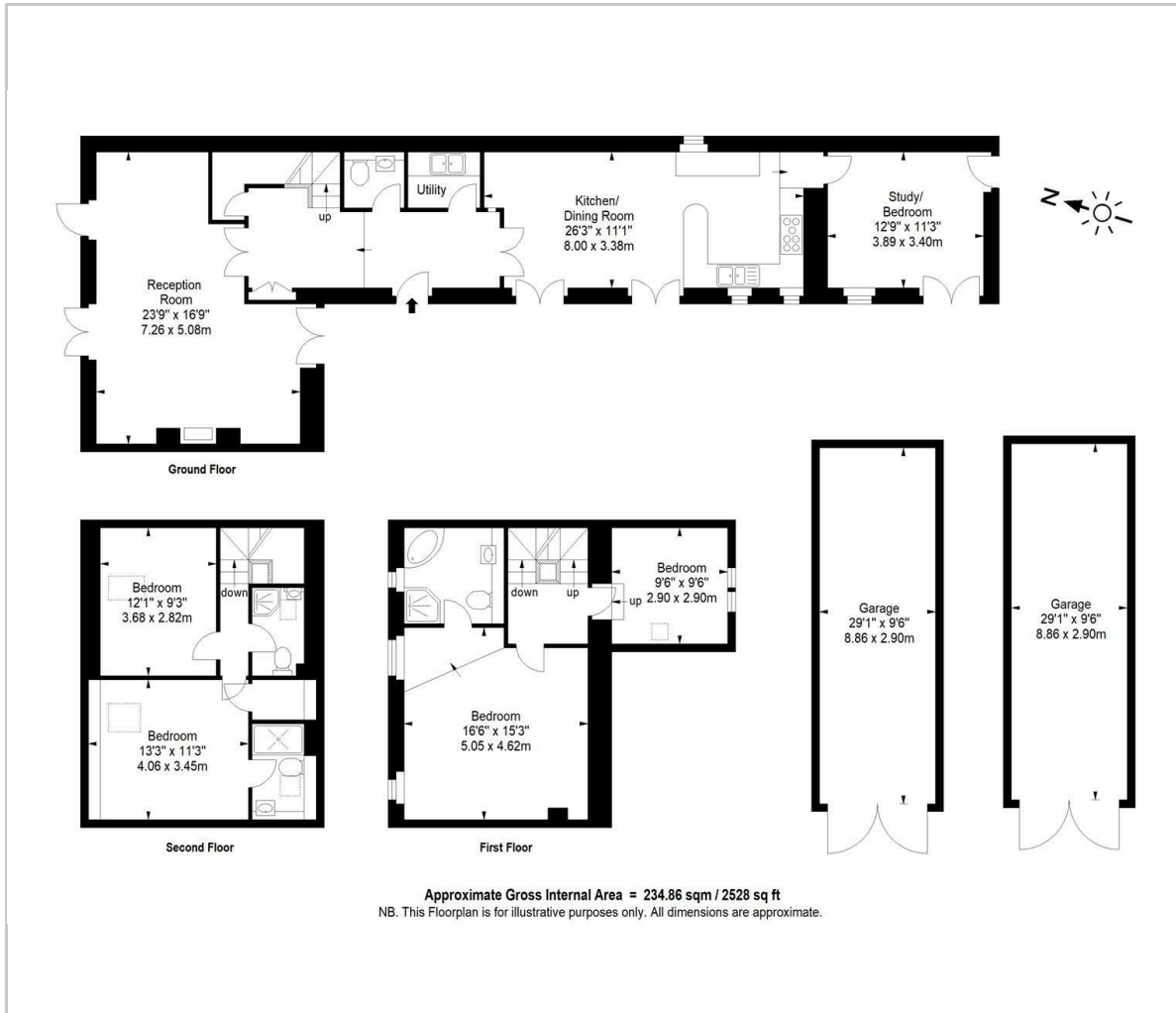
To the rear of the property is a large garden which is mainly laid to lawn and a patio area outside the lounge door which makes it the perfect place for an evening barbecue.

The property also benefits from two large garages with wooden doors, power and light, meaning storage will never be an issue. There is room for parking in front of both garages also as well as a separate car parking area for guests.

Property Construction: TBC  
Services: Mains electric, water, private drainage. LPG gas fired heating.  
Council Tax Band F.  
Tenure: Freehold.



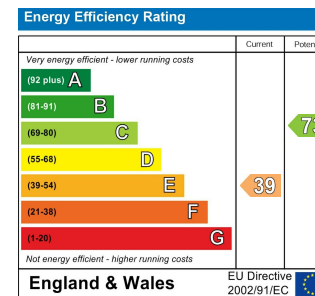
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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