

£350,000

FOR SALE



2 Bedroom Cottage - Loddiswell

- ❖ 2 Bedroom Cottage
- ❖ 2 Attic Rooms currently used as Bedrooms
- ❖ Beautifully presented
- ❖ Modern bathroom
- ❖ Modern kitchen
- ❖ Stunning views
- ❖ Open plan kitchen/diner
- ❖ Popular Village location
- ❖ Character Cottage Features



Hillside, Loddiswell, TQ7



Property Summary:

A beautifully-presented cottage in the centre of Loddiswell that has a perfect mix of cottage features alongside modern functionality. With 2 bedrooms and a further 2 converted rooms in the attic currently being used as bedrooms, this is a lovely family home in a popular village.

About the Area:

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.

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The Property:

Hillside is a charming spacious cottage set in the heart of the popular village of Loddiswell. With some lovely quaint features, you get the cottage feel but with the modern kitchen and bathrooms, it is a property that gives you everything you need. The property comprises:

Enter the property into a slate tiled hallway with stairs to the first floor and doorways to the reception room on your left and the kitchen/diner on the right.

The reception room is a good-sized room with a multi-fuel stove with sandstone hearth to keep it cosy in the winter. The slate flooring is continued here and the current owners have exposed the brickwork on one of the walls and this, along with the beams, adds to the character of the room. This is a lovely bright room with two windows to the front of the property.

The kitchen/diner is the real heart of this home. The slate flooring continues and has the added benefit of underfloor heating to keep your toes warm on a cool day. There are plenty of characteristics in this room with alcoves, beams, small storage cupboards, a window seat and a feature fireplace currently used for log storage. The kitchen itself has been newly fitted by the current owners and comprises of grey wall and floor units with rose gold handles. A grey inset sink sits underneath the window and there is an integrated dishwasher, washing machine and double Beko oven with extractor above. There is a bespoke splashback made up of micro cement decorative plaster with oxidised copper which is fully waterproof and low maintenance.

First Floor:

The stairs lead to a large landing area which is big enough for an office desk space with window to the front of the property. There is also a large airing cupboard housing the water cylinder which is newly fitted and under warranty and stairs up to the attic rooms above.

The double bedroom has a window to the front elevation with countryside views. The second bedroom is currently used as storage but is a good sized single and has a window overlooking the church.

The bathroom consists of a white suite of bath with mixer shower, WC, basin and plenty of storage cupboards.

Second Floor:

The landing of the second floor has a large storage cupboard and access to the additional two attic rooms which are currently used as bedrooms.

The room to the right is a large space with skylight window and built in storage cupboards.

The room to the left is also a large space with skylight window but has the added benefit of a shower room attached.

The shower room has an enclosed shower, WC and basin and is fully micro-cemented making it fully waterproof.

Due to the property not having the relevant building regulations, this property cannot be classed as a 4 bedroom property however, the family are currently using it as a 4 bedroom house.

Outside:

There is a small space to the front of the property which can be used for a bench and potted plants.

Further Information & Services:

Tenure: Freehold

Services: Main water, mains electric.

Broadband Speeds: Superfast broadband available up to 80Mbps (Ofcom)

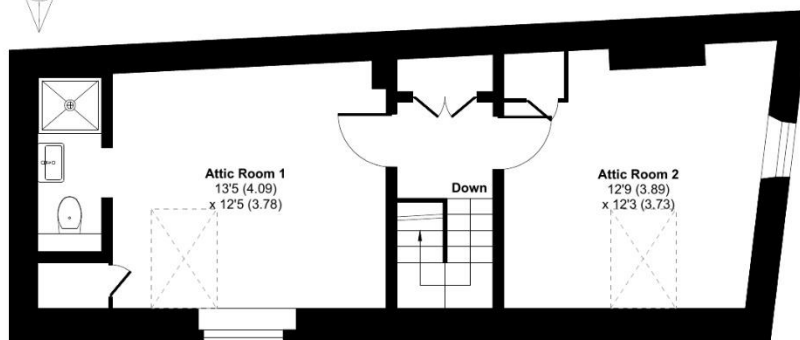
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Council Tax: D

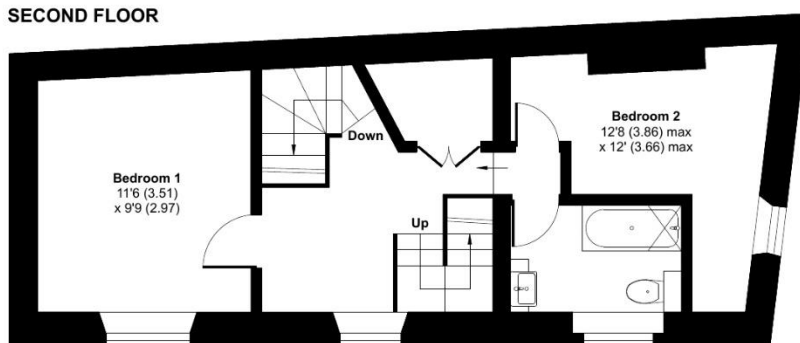
Loddiswell, Kingsbridge, TQ7

Approximate Area = 1192 sq ft / 110.7 sq m

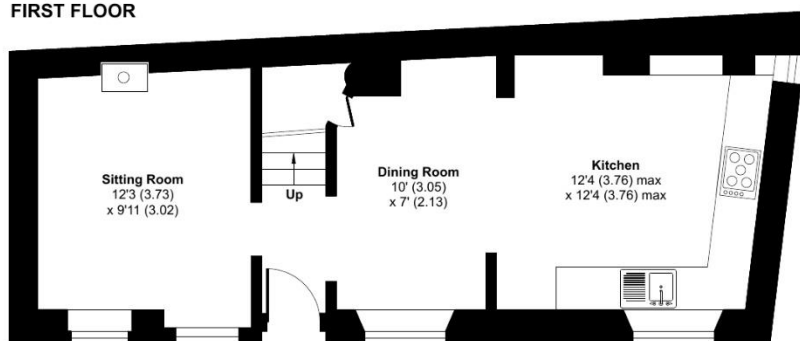
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SECOND FLOOR



FIRST FLOOR




GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Kingsbridge Estate Agents Ltd. REF: 1150168



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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