

£310,000

FOR SALE



2 Bedroom Cottage - Aveton Gifford

- ❖ 2 Double Bedrooms
- ❖ Beautifully presented
- ❖ Cosy Woodburning Stove
- ❖ Full of Character Cottage Features
- ❖ Enclosed Private Garden
- ❖ No Onward Chain
- ❖ Perfect Holiday Rental or First Home
- ❖ Popular Village location
- ❖ Council Tax Band B
- ❖ On Main Bus Route to Kingsbridge or Plymouth



1 Avon Cottages, Aveton Gifford

Property Summary:

Nestled in the heart of a sought-after South Hams village of Aveton Gifford, 1 Avon Cottages is a delightful two-bedroom cottage brimming with character. This home boasts a bright and spacious living room, a stylish country-style kitchen and stunning countryside views. With a charming courtyard to the front and a generous, secluded away garden, this property is perfect as a first home, a bolt-hole retreat, or a holiday let.

About the Area:

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.

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The Property:

A communal gate leads to a pathway, providing access to the property's private wooden gate and courtyard garden. A part-glazed, painted wooden door opens into an inviting country-style kitchen which features a range of cream-fronted wall and base units with a laminated work surface. There is a double oven with an induction hob as well as an inset cream sink and drainer which sits beneath the window. There is further plumbing for a washing machine and dishwasher. The space is finished with a tiled floor, radiator, and a small inset cupboard housing the main consumer unit. Two front-facing windows allow natural light to flood in.

A door leads to the Inner Hallway providing access to the first-floor staircase and an under-stairs storage cupboard as well as the door to the Family Bathroom. The bathroom consists of a white suite with a low-level WC, hand wash basin, and a bath with shower over. Part-tiled walls surround the bath and shower area, while wainscoting adds character to the lower levels. Built-in storage cupboards offer practicality, and the room is finished with a tiled floor and radiator.

First Floor:

The Living Room is a bright and welcoming space with two front-facing windows offering beautiful countryside views and glimpses of the estuary. This generous room is carpeted and features a cozy wood-burning stove set on a slate hearth, along with two radiators for added warmth. There is also plenty of space for a large dining table for entertaining.

Top Floor:

Bedroom One is a good-sized double bedroom with beamed ceilings and a front-facing window showcasing far-reaching views. The room benefits from built-in wardrobes, a radiator, and is fully carpeted.

Bedroom Two is a further well-proportioned second bedroom with a front-facing window, carpeted flooring, a radiator, and a built-in storage cupboard.

Outside:

To the front, a quaint enclosed courtyard garden offers space for a small table and chairs, creating a perfect spot for morning coffee or evening relaxation.

The property also enjoys a lovely away garden. Mainly laid to lawn, this peaceful retreat features a paved entertaining area and a central fire pit, ideal for enjoying the outdoors. Please note that the 2 neighbouring properties have access through the garden to the path behind.

With UPVC double glazing and an electric heating system, 1 Avon Cottages provides a comfortable and characterful home in a fantastic location. Whether you're looking for a charming village residence, a weekend escape, or a holiday let, this beautiful cottage is a must-see.

Further Information & Services

Tenure: Freehold

Services: Mains electricity, water & drainage. Electric Heating.

Council Tax: Band B

EPC Rating: E

Broadband Speeds: Fibre Optic Available with speeds up to 76Mbps (Openreach)

The property is made of standard construction

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Fore Street, Aveton Gifford, Kingsbridge, TQ7

Approximate Area = 683 sq ft / 63.4 sq m

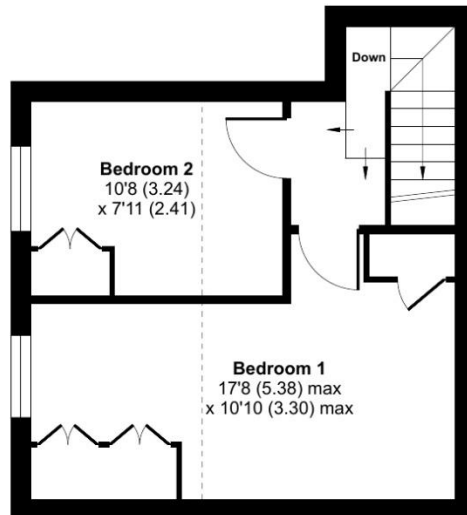
Limited Use Area(s) = 112 sq ft / 10.4 sq m

Total = 795 sq ft / 73.8 sq m

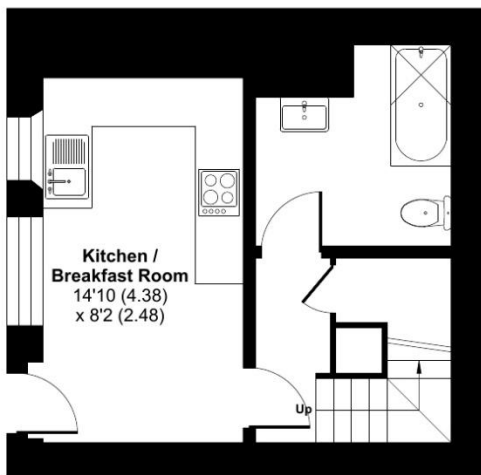
For identification only - Not to scale



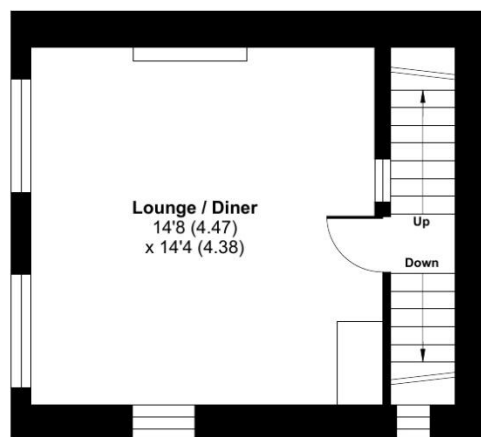
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1243941



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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