



Luscombe Maye

Since 1873

Hanover Lodge, Gibb, Holbeton PL8 1JN

Guide Price £650,000

🛏️ 4 🚿 2 🚺 2



Description

This beautiful attached period property is located on the edge of the village of Holbeton and has been lovingly maintained over the years by the current owners to provide a superb country home which offers exceptional flexibility to arrange the accommodation to suit a wide variety of needs. The gardens are a particular feature, currently arranged to encourage wildlife, with the additional benefit of a number of useful outbuildings, plus a large driveway providing parking for several vehicles. An internal inspection of this lovely home is highly recommended.

Tenure

Freehold.

Services

Mains electricity and water. Mains drainage shared with two neighbours (mains pipes replaced 2023). Oil fired central heating. Photovoltaic panels.

Local Authority and Council Tax Band

South Hams District Council. Council Tax Band F.

Viewings

Viewing strictly by appointment with Luscombe Maye Yealmpton | yealmpton@luscombemaye.com | 01752 880044. Online viewing available upon request.

Lettings

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Alex on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.



Hanover Lodge, Gibb, Holbeton, PL8 1JN

Approximate Gross Internal Area = 135.1 sq m / 1454 sq ft
 Outbuilding Area = 33.0 sq m / 355 sq ft
 Total Area = 168.1 sq m / 1809 sq ft

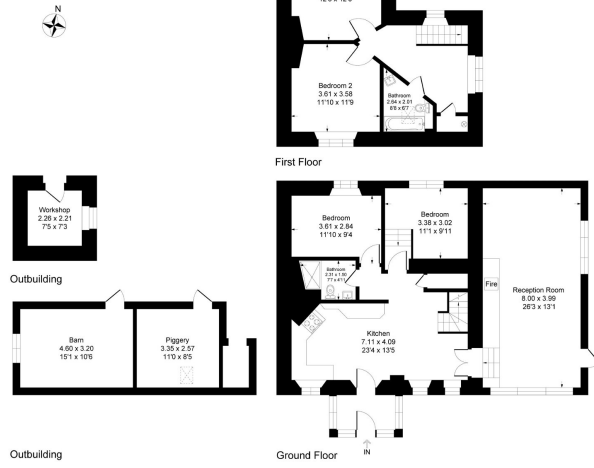


Illustration for identification purposes only, measurements are approximate, not to scale.

- Beautiful attached period home
- Family bathroom and downstairs shower room
- Superb living room with woodburning stove
- Several useful outbuildings
- Wonderful countryside walks from the door down to the river and on to Coastguards Beach
- Four bedrooms (two ground floor and two first floor)
- Farmhouse style kitchen/dining room
- Substantial wildlife garden and extensive driveway parking
- Total plot extending to approximately 1/3rd of an acre
- Commuting distance to Plymouth



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



Yealmpton:
 The Old Bakery, Market Street, Yealmpton PL8 2EA
 01752 880044
 yealmpton@luscombemaye.com
www.luscombemaye.com