

# 1 BEAUMONT COTTAGES AVETON GIFFORD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# 1 BEAUMONT COTTAGES

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This beautiful mid-terraced, 3-bedroom property is immaculately presented throughout and offers spacious accommodation. The front door opens into a small lobby area leading into a glorious sitting room with character features, including window seats and a bespoke fireplace and log burner. The kitchen/dining room offers plenty of space for family dining and entertaining, with a modern range of units incorporating granite work tops and integrated appliances. From here a door opens into a covered rear porch/boot room and substantial workshop/utility area. On the first floor there are three good sized bedrooms and a family bathroom. The rear garden is detached from the property and can be accessed by leaving the property through the boot room and walking along a shared passageway beside a neighbouring property. Steps then lead up to a private, mature garden which is mainly laid to shrubs and bushes and has glorious views towards the countryside.

Aveton Gifford lies on the western bank of the River Avon, deep in the South Hams in an Area of Outstanding Natural Beauty. The village is best known for its 15th Century bridge which was built to replace the ancient ford. There is a public house with a restaurant, church, nursery/primary school, village shop and it is on the bus route. The village also has a tennis club, cricket club, children's playground and a large green within walking distance. The Georgian town of Modbury with an interesting variety of shops is to the north and Kingsbridge which has a more comprehensive shopping centre is to the south. To the west lies the Avon River and Estuary which is renowned for its abundance of wild fowl. The River Avon is navigable downstream to Bantham and out to sea, tide permitting. The nearest sandy beaches are Bigbury on Sea, Bantham and Burgh Island, surrounded by outstanding scenery and cliff tops of the South Hams coastline, much of which is now owned by the National Trust.





# PROPERTY DETAILS

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## Property Address

1 Beaumont Cottages, Fore Street, Aveton Gifford, Devon, TQ7 4JX

## Mileages

Kingsbridge 4 miles, Plymouth 17 miles, Modbury 4.5 miles (distances approximate)

## Services

Mains water, electricity and drainage.

## EPC Rating

Current: E, Potential: C

## Council Tax Band

C

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- Beautifully presented character cottage
- Central village location with shop & pub
- Near to the coast & sandy beaches
- 3 Bedrooms
- Beautifully presented throughout
- Detached, private mature rear garden

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From our Modbury office follow the A379 towards Kingsbridge turning left at the roundabout into the village of Aveton Gifford. Follow the road down into the centre and the property can be found on the left hand side.

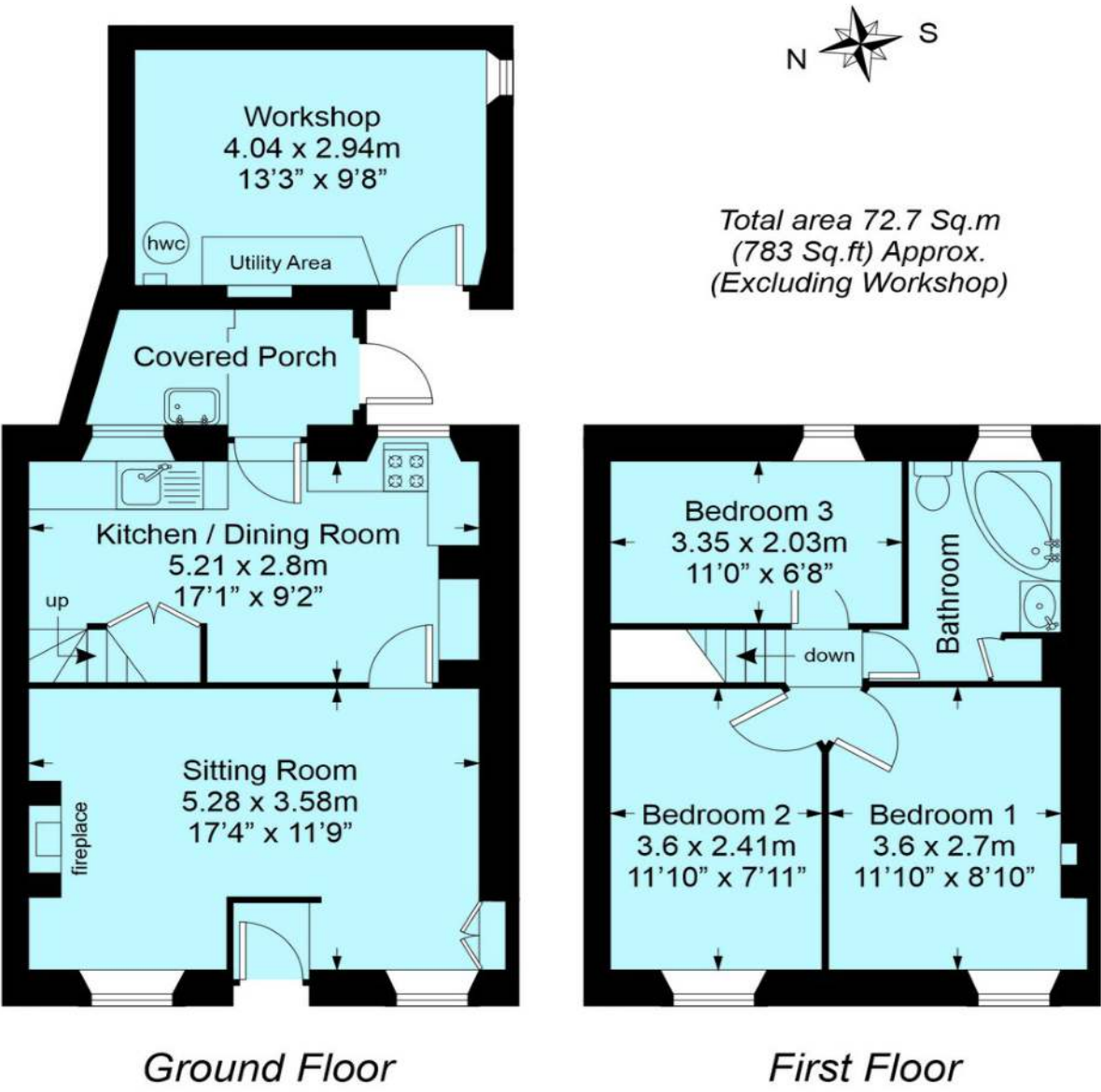
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury. Tel: 01548 831163.



# FLOOR PLAN

NB. This Floor Plan is for illustrative purposes only,  
all dimensions are approximate.



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