



Lower Moor







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6 Church Walk, Avonwick, Devon, TQ10 9EJ

South Brent 2.4 miles; Totnes 6.7 miles; Plymouth 18 miles; Exeter 30 miles

Stunning 5 bedroom detached family home with south-facing garden and countryside views in Avonwick

- Charming village in scenic South Hams
- Spacious, well-maintained family home
- Bright, open-plan living spaces
- Beautiful countryside views from property
- Freehold
- Easy access to A38 and M5
- Modern kitchen with quality appliances
- Nearly 0.5 acres of beautifully landscaped gardens
- Ample parking and garage space
- Council tax band F

Guide Price £775,000

Stags Totnes

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SITUATION

Avonwick is a charming village on the River Avon, nestled in the South Hams Area of Outstanding Natural Beauty. Just a mile from the A38 Devon Expressway, it offers excellent road links to the M5 and beyond. The village has a welcoming community, featuring a Victorian church, an automotive garage, and a popular pub and restaurant. It's also home to Avon Vale Tennis Club, one of the world's oldest lawn tennis clubs, as well as a children's play park.

Three primary schools are within three miles, and three comprehensive schools within six miles. Totnes, an Elizabethan market town just five miles away, provides a range of services and a mainline train station with links to Plymouth, Exeter, and London.

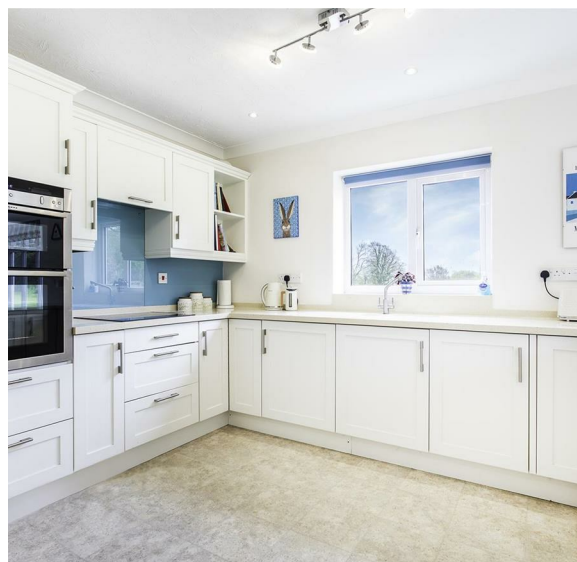
Nearby South Brent offers additional amenities, including a primary school, a doctor's surgery, and local shops. Dartmoor National Park and the beautiful beaches of the South Devon coast are also easily accessible.

DESCRIPTION

Lower Moor is a beautifully presented five-bedroom detached home, located in the peaceful village of Avonwick. This spacious property offers a perfect blend of modern living and countryside charm, with a large south-facing garden, solar panels, and picturesque views of the surrounding Devon landscape. The dual aspect living room with a wood-burning stove, spacious conservatory, and expansive kitchen/dining area make this a perfect family retreat. With a double garage, ample parking, and proximity to local amenities, this home is ideal for those seeking a blend of convenience and tranquility.

ACCOMMODATION

Entering through a welcoming hallway, you immediately sense the space on offer, with a door leading to the dual aspect living room, which features a charming wood-burning stove and sliding doors that open into the conservatory. The conservatory, with French doors onto the patio, offers a light-filled space to relax while enjoying views of the garden. The heart of the home is the triple-aspect kitchen/dining area, featuring modern white cabinetry, Corian-style countertops, and integrated appliances, including a mid-level double oven, electric hob, dishwasher, and washing machine. The dining area provides plenty of room for a large table, with sliding doors that lead to the patio. Completing the ground floor is a WC, storage cupboard, and access to the double garage.





Upstairs, the first floor hosts the master bedroom, complete with fitted wardrobes and an en-suite shower room, alongside three additional bedrooms and a family bathroom. The top floor offers a versatile space, perfect as a guest suite or children's playroom, featuring a bedroom, lounge area, and storage space that could be converted into an additional en-suite.

OUTSIDE

The property sits in nearly half an acre of beautifully landscaped gardens. The front offers a driveway with ample parking for several vehicles and side access to the rear garden. The south-facing garden is a true highlight, with a large patio that wraps around the property, offering multiple spaces for alfresco dining and relaxation. A lawn bordered by mature shrubs and trees leads to a naturalized woodland area, while raised planters provide the opportunity for a kitchen garden, currently growing soft fruits and vegetables. A summerhouse with composite decking and a greenhouse add to the charm, and a discreetly positioned oil tank and bin storage area complete the outdoor space.

SERVICES

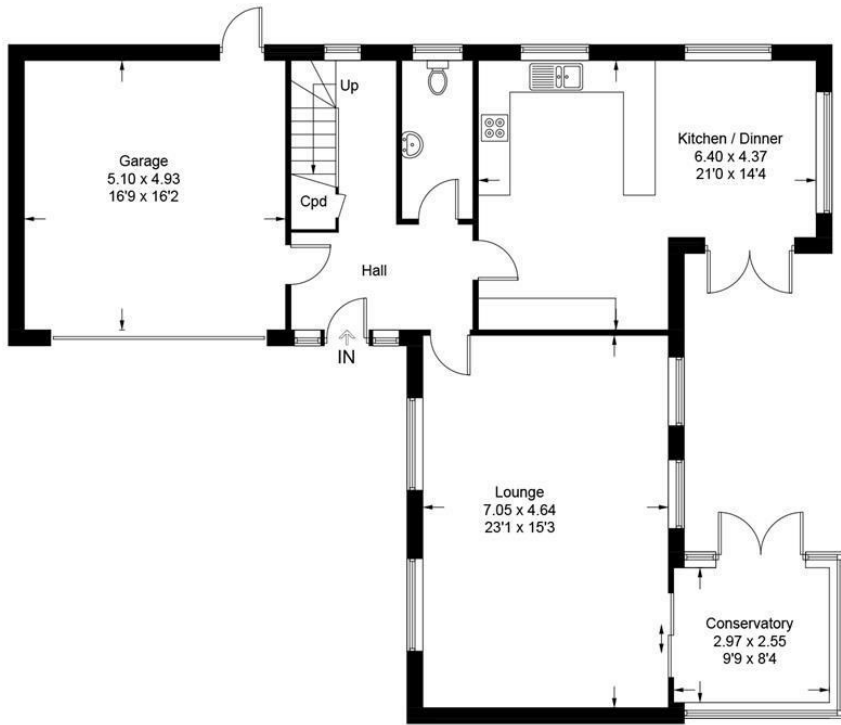
Mains water, sewerage and electricity. Oil fired central heating. Solar panels. Superfast broadband available. Mobile phone coverage likely outdoors and limited indoors.

DIRECTIONS

On leaving Totnes proceed along Station Road towards Dartington. At the first set of traffic lights turn left sign posted for Kingsbridge and Dartmouth. At the next traffic lights turn right onto the Plymouth Road sign posted for Avonwick and A38. Proceed for approximately 7 miles and on reaching the village of Avonwick turn left at the fuel station. Take the next left hand turning and Church Walk will be found on the right hand side and Lower Moor will be found in the top left hand corner of the close.



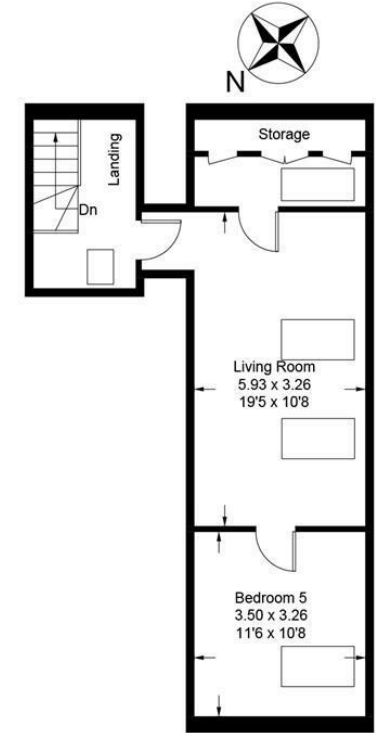
Approximate Gross Internal Area = 247.59 sq m / 2665 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fournalabs.co © (ID1127931)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	72
EU Directive 2002/91/EC			



