



Luscombe Maye
Since 1873

Gara Bridge Cottages, Gara Bridge

Offers In Region Of £600,000

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DESCRIPTION

Luscombe Maye is delighted to bring to market 3 Moon River, a well-presented two bedroom home situated in an idyllic countryside spot. In addition to the main home the property benefits from an open plan annexe, cabin and pool room offering a great opportunity for those looking for multi-generational living or income potential.

The main home offers reverse level living and is accessed by steps leading up to the front door. The first floor comprises two generously sized double bedrooms with the master bedroom benefitting from an en-suite with a walk in shower. The family bathroom has been tastefully updated and includes a W.C., freestanding bath and wash hand basin in white. Stairs ascend to the first floor accommodation leading into the triple-aspect open plan kitchen living and dining room with an attractive fireplace drawing attention in the corner of the room. The kitchen comprises matching floor and wall units with an integrated dishwasher, fridge freezer, oven and hob. A glazed door opens on to the elevated decked terrace offering space for a dining table set where you can sit and enjoy the far-reaching views over the valley. From here you can access the garden and acre field that has been subject to a re-wilding programme and planted with native trees and is a wildlife haven.

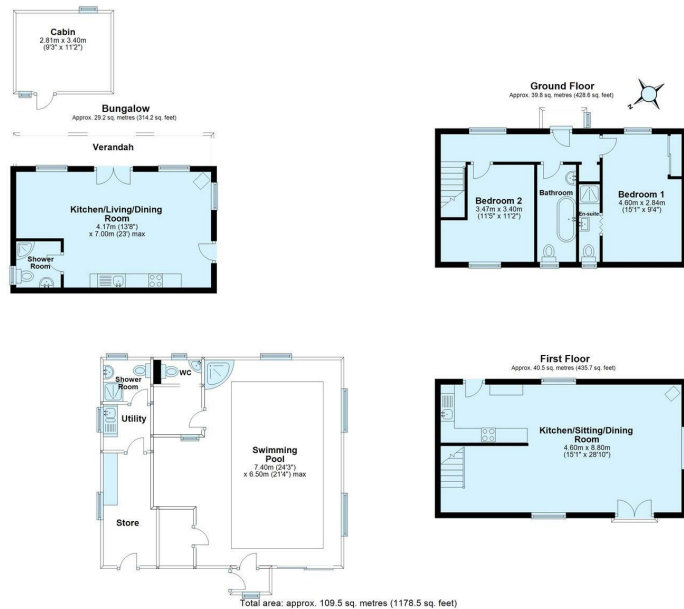
The open plan annexe has it's own private garden and the cabin is situated here too, offering a great additional space to utilise. The pool room has a ground floor area of approximately 65 square metres and has potential to be converted (STPP), offering the opportunity for further accommodation such as a substantial 2 story building or garaging. The property further benefits from a large drive way providing parking for several vehicles.

SERVICES Main house

Mains water and electricity are connected to the property. Oil fired central heating and hot water. Private drainage.

Annexe Mains water and electricity are connected to the property. LPG gas for hot water. Private drainage.





- Detached home
- Two double bedrooms
- Open plan kitchen living and dining room
- Additional self-contained annexe and cabin
- Pool room with potential for conversion (STPP)
- Great opportunity for multi-generational living or income potential
- 1 acre of land planted with native trees
- Decked terrace
- Driveway parking
- Countryside views

