



The Old Bakery



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Aveton Gifford, Kingsbridge, Devon, TQ7 4LL

Kingsbridge 5 miles. Modbury 4 miles. Bigbury on Sea 5 miles.

The Old Bakery is a most charming and characterful cottage that has been sympathetically finished retaining many original features. The accommodation is spacious comprising sitting room, dining room, breakfast room, kitchen along with three double bedrooms and two attic rooms situated within the highly popular village of Aveton Gifford.

- Charming Double Fronted Characterful Cottage
- Set Within The Popular Village of Aveton Gifford
- Feature Fireplaces In Sitting Room And Dining Room
- Pretty Gardens
- Walking Distance To Village Amenities and River Avon
- Three Double Bedrooms

Guide Price £500,000

SITUATION

Aveton Gifford is nestled in a peaceful valley in an area of outstanding Natural Beauty and lies on the western banks of the River Avon, with a plethora of beautiful walks. The village is well known for its sense of community, and benefits from a well-respected Nursery and Primary School, a public house with restaurant, church, tennis club, playground and large park and the community village shop. The village is also on the bus route to Kingsbridge and Plymouth.

More extensive shopping and leisure facilities can be found in the market town of Kingsbridge which lies approximately 5 miles to the south. The property is also located within easy reach of several of the outstanding South Hams beaches, including the surfing beaches of Bigbury on Sea and Bantham. Bigbury Golf Course is about 3 miles away, whilst the A38 with its dual carriageway connection to Plymouth & Exeter is only some 6 miles away. Families will note that it is within the catchment area for Kingsbridge Community College, whilst for the sailing enthusiast, the beautiful Salcombe Estuary offers wonderful opportunities for exploring many of the area's sheltered coves and deep-water anchorages.

DESCRIPTION

Once the village bakery, The Old Bakery is now a most beautiful and characterful double-fronted cottage that affords well-presented and delightful accommodation which has been sympathetically renovated over the years, whilst at the same time retaining much of its original charm and period features.



ACCOMMODATION

The property is spacious with flexible accommodation that includes a dining room with flag stone floors, feature period fireplace with cast iron and tiled insert with hardwood surround and slate hearth and feature alcoves. The really pretty sitting room's large arched window to the front (previously the original bakery window) allows the room to fill with natural light, while a character-style chimney with stone surround, slate hearth and feature stone lintel above houses a Morso wood-burning stove. On either side of the chimney breast are feature alcoves with attractive timber detailing. Breakfast room/playroom overlooking the rear garden, with door leading out to the garden and stairs to the first floor. The kitchen overlooks the rear garden and is fitted with a great range of painted Shaker style, wooden wall and base units with Caesarstone quartz sink surround and oak worktops, Belfast sink, oil-fired Sandyford range cooker (for the central heating and hot water). The built-in electric oven has a gas hob and extractor, while the kitchen also offers space and plumbing for a washing machine, fridge freezer and dishwasher.

On the first floor, there is a generous master bedroom full of character, with dressing room/nursery and access to the Jack and Jill bathroom. The bathroom is complete with a period-style suite and shower. The second bedroom has pretty panelled built-in cupboard, whilst bedroom 3 (also provides access to the bathroom and stairs to the second floor) overlooks the rear aspect.

The second floor provides much potential. The current owners make good use of the two useful attic rooms, with exposed painted scissor beams, with some restricted head height, lots of eaves storage and a shower room.

OUTSIDE

Outside there is a delightful west-facing garden with paved seating area, lawn, planted borders, a useful garden shed and log store.

Note: Although rarely used there is a right of way for one neighbour to cross the bottom of the garden on foot and the vendors enjoy the same rights.

Aveton Gifford benefits from unrestricted car parks at either end of the village.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating. Ultrafast broadband is available at this location along with various mobile networks (Ofcom).

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

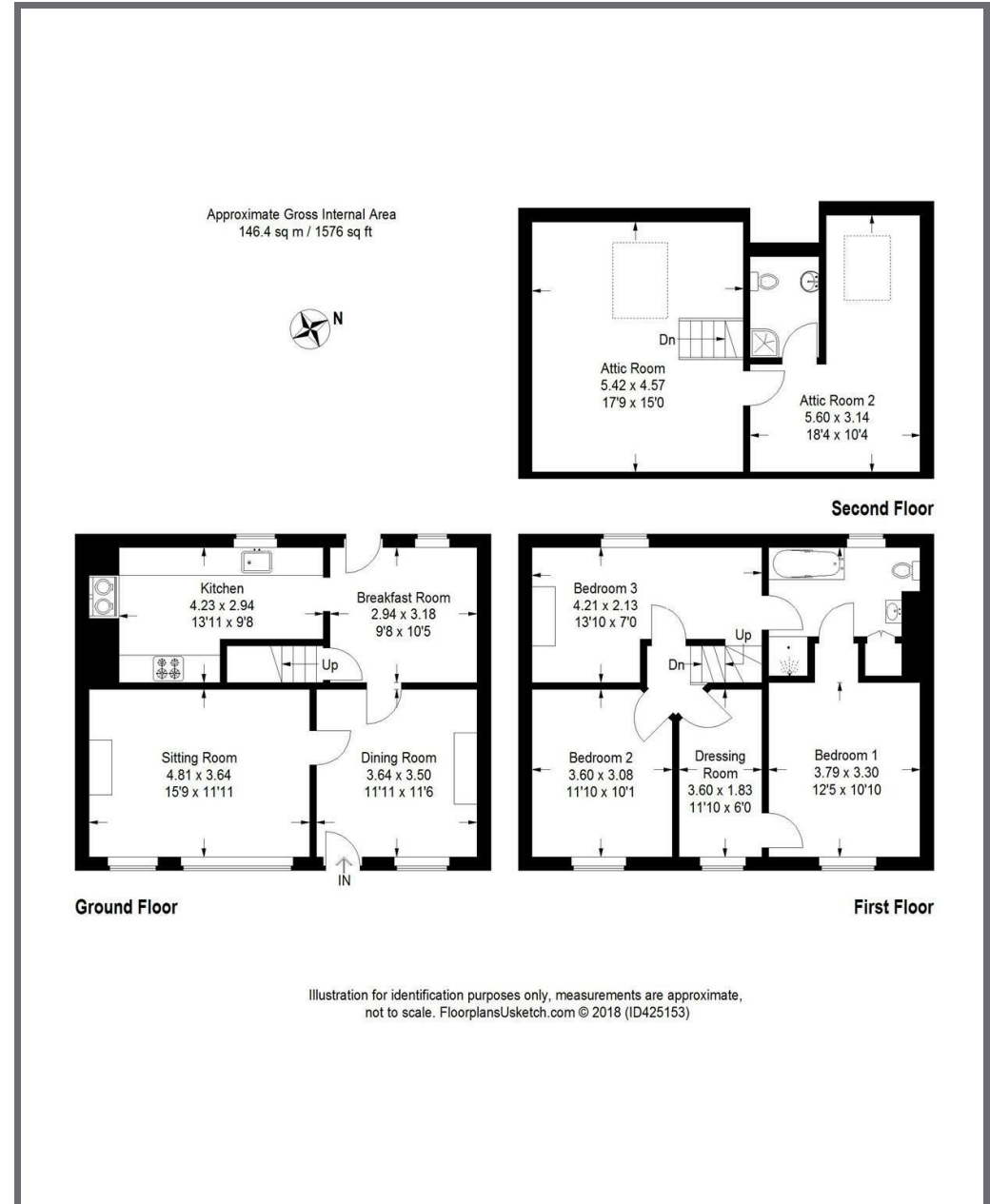
From Kingsbridge follow the A379 to Churchstow. At the Bantham roundabout take the third exit onto the villager's Fore Street, where the property can be found on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



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			
		78	22
England & Wales		EU Directive 2002/91/EC	

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