



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, with beautiful interiors that still retain many original period features. The accommodation is spacious, laid out over three floors, with the benefit of two attic rooms that are currently being used as a double bedroom (with en-suite shower room) and an office, but have immense potential for a wide range of uses.

- Viewing highly recommended
- Deceptively spacious with attic rooms
- Charming double-fronted characterful cottage
- Beautifully presented
- Set within the popular village of Aveton Gifford
- Feature fireplaces in sitting and dining room
- Walking distance to village and River Avon
- Three double bedrooms
- Freehold
- Council Tax Band D

Guide Price £450,000

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. It is surrounded by beautiful countryside that offers many opportunities for walking and country pursuits, and allows access to the river for boating, paddle boarding and canoeing. The village is well-known for its sense of community, and benefits from a well-respected pre-school and primary school, a public house with restaurant, church, tennis club, playground and large park, community swimming pool and a 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 Bantham and Bigbury on Sea. 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 across three floors. The dining room features flagstone floors, a period cast-iron fireplace with wooden mantel and feature alcoves. The light-filled and spacious sitting room retains the large arched bakery window to the front, 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 and shelving. The breakfast room/playroom overlooks the rear garden, with a cottage 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. It also benefits from a Belfast sink, oil-fired Sandyford range cooker (for the central heating and hot water) and a built-in electric oven with gas hob and extractor. 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 a period feature fireplace, a 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 a pretty, panelled built-in cupboard and shelving along with an additional period fireplace with surround, 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 attic rooms as an additional double bedroom and office space. The rooms feature exposed painted scissor beams, with some restricted head height, lots of eaves storage and a shower room.

OUTSIDE

To the rear of the property is a delightful, west-facing paved courtyard garden with ample space for table and chairs and affording considerable privacy. Beyond this is a lawned garden area with planted beds, with a further west-facing paved area giving access to a garden shed. The garden also benefits from bin storage sheds and a 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

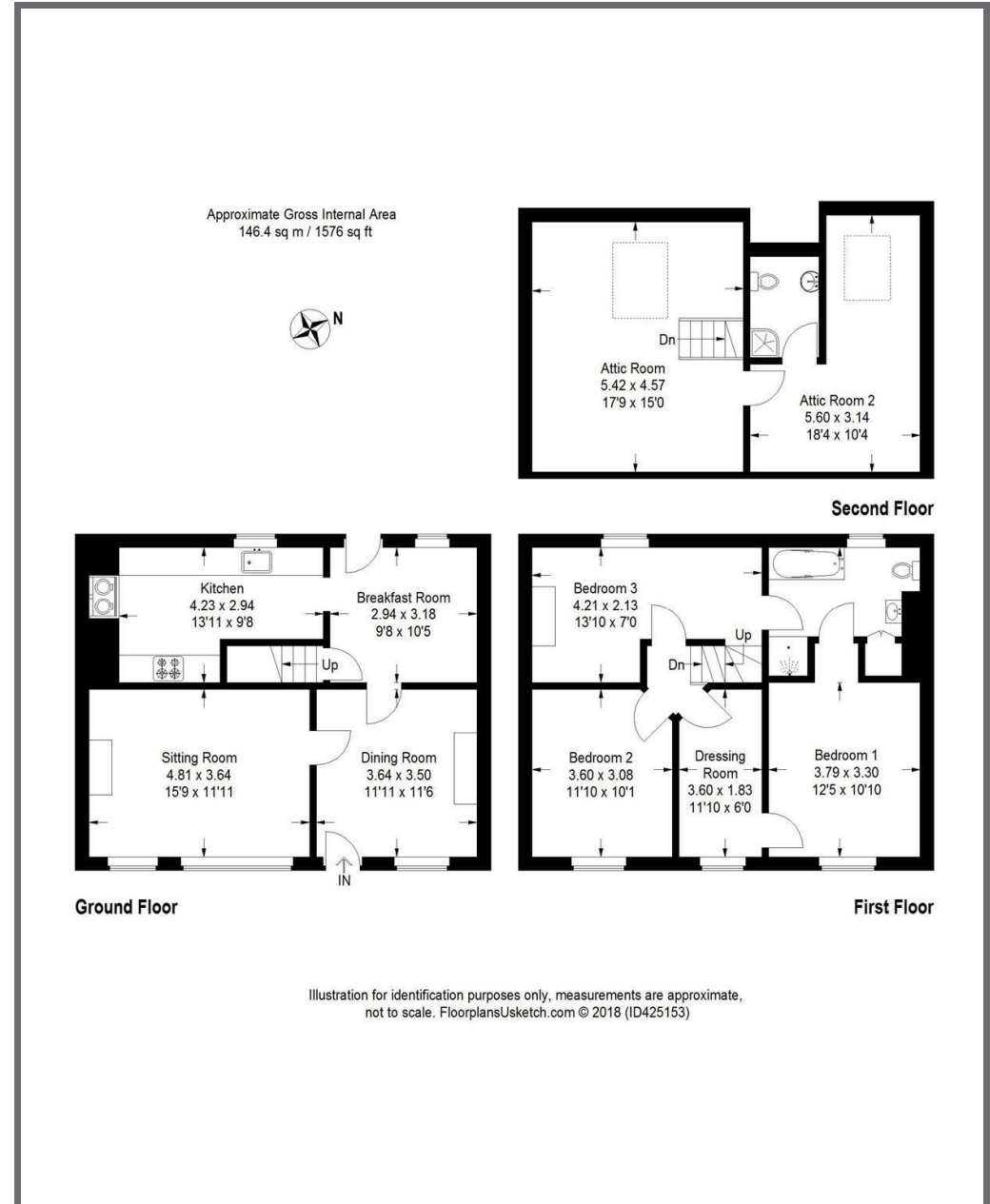
From Kingsbridge follow the A379 to Churchstow. At the Bantham roundabout take the third exit onto the villager's Fore Street, where the property can be found on the left hand side.

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	22	
(1-20)	G		78
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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