



Steppings



STAGS

Steppings Fore Street

Aveton Gifford, Kingsbridge, TQ7 4LR

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

Steppings is in search for its next custodian, the first time on the market in some 90 years and available with no onward chain.

- Characterful Village Home
- Three/Four Bedrooms
- Kitchen Dining Room
- Utility/Cloakroom
- Freehold
- Huge Potential To Further Enhance
- Two Reception Rooms
- Delightful Views Over The Park/Village/Countryside
- Raised Paved Terrace & Garden
- Council Tax Band: C

Guide Price £350,000

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

A characterful cottage that is set in the heart of the village, that has huge potential. Delightful views over the village, and park, direct gated access to the pathway leading over the stream and into the park from the garden.



ACCOMMODATION

The front door leads into a dual aspect reception room, currently used as a dining room, door to stairs. Sitting room, with dual windows overlooking the front aspect, open fire place. A couple of steps down lead into a lovely bright kitchen dining room, range of wall and base units with spaces for appliances, oil-fired Rayburn.. From the dining space there are patio doors leading out to the paved terrace and garden beyond. Utility room, with additional useful storage, space and plumbing for a washing machine. Cloakroom/WC.

On the first floor there is a single bedroom/dressing room with connecting door to a double bedroom with built-in wardrobes. A couple of steps down to a further bedroom that overlooks the rear aspect. A couple of steps down to the family bathroom, complete with bath with shower over, wash hand basin and WC, airing cupboard housing hot water cylinder that is linked to the Rayburn, cupboard. Double bedroom with built-in cupboard.

OUTSIDE

Accessed from the kitchen and utility room, immediately to the rear of the property is a raised paved terrace enjoying the afternoon and evening sun as well as the delightful views.

A few steps down leads to a useful garden store, currently a workshop and housing the oil tank. A shared access pathway leads down to the private garden area, with planted beds and a greenhouse, along with access through a gate, the path continues on down to the stream.

SERVICES

Mains water, electricity and drainage. Oil-fired Rayburn, electric 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

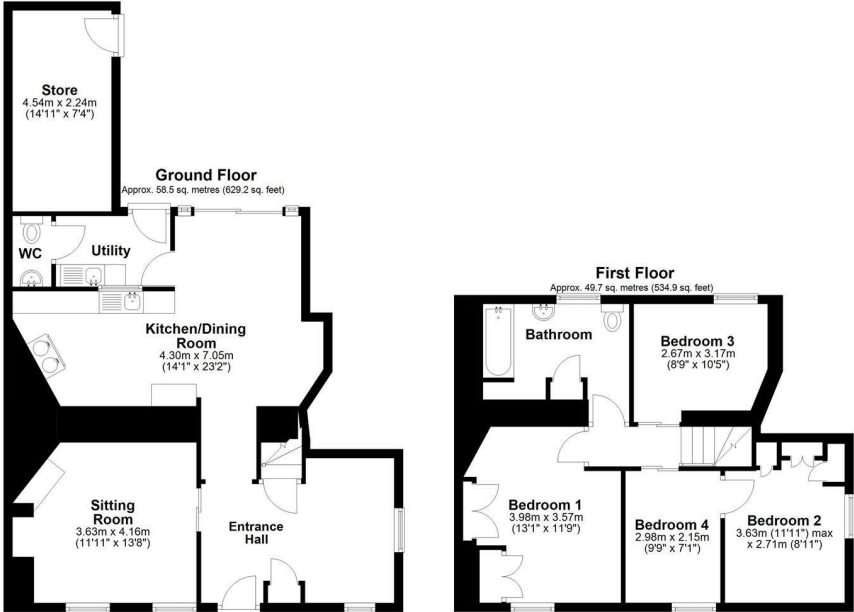
From Kingsbridge follow the A379 to Churchstow. At the Bantham roundabout take the third exit onto the villager's Fore Street, where the property can be found approximately two thirds along on the left hand side.

VIEWING ARRANGEMENTS

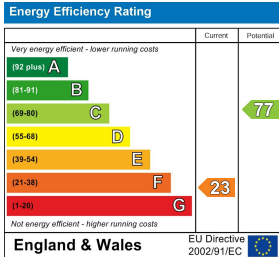
Strictly by appointment please through our Kingsbridge branch.



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.



Total area: approx. 108.2 sq. metres (1164.1 sq. feet)



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