







## Glencairn

**Station Road, Loddiswell, TQ7 4RR**

Glencairn is a detached house situated in the village of Loddiswell in the South Hams in Devon. Located on a very desirable street, where houses are rarely available, the property occupies a superb elevated position on a hillside with an exceptional outlook across the village, the surrounding countryside and down through a stunning neighbouring valley.

The house is positioned centrally on a large plot with tasteful tiered gardens and a long driveway leading up to the front of the house and a single garage. To the side is a lawned garden leading into the larger gardens to the rear with mature trees and shrubs offering privacy and seclusion.

Arranged over two floors the house is accessed from a front porch which leads to a central hallway with a conservatory at the front of the house offering a perfect position to enjoy the beautiful views. The light and bright living room runs from front to back with double aspect and French doors leading to the conservatory with a dining room positioned on the other side of the hallway. To the rear is a separate kitchen with storage cupboard and pantry with access to a long corridor leading to a utility and boot room and a downstairs bathroom. A spacious landing leads to the three bedrooms and a bathroom and separate WC with the main bedroom and second double offering further spectacular views to the front.

This property does require modernisation and is offered for sale with no onward chain.

A wonderful family home with three bedrooms on a substantial plot in a sought after location with exceptional views across the surrounding countryside.

- Sought after village location
- Elevated hillside position
- Breathtaking views
- Generous plot
- Lovely surrounding gardens
- Three bedrooms
- Driveway and good parking
- Single garage
- Potential to extend and modernise
- No onward chain



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Approximate Gross Internal Floor Area = 154.6 sq m / 1665 sq ft  
 Garage Area = 29.3 sq m / 315 sq ft  
 Total Area = 183.9 sq m / 1981 sq ft

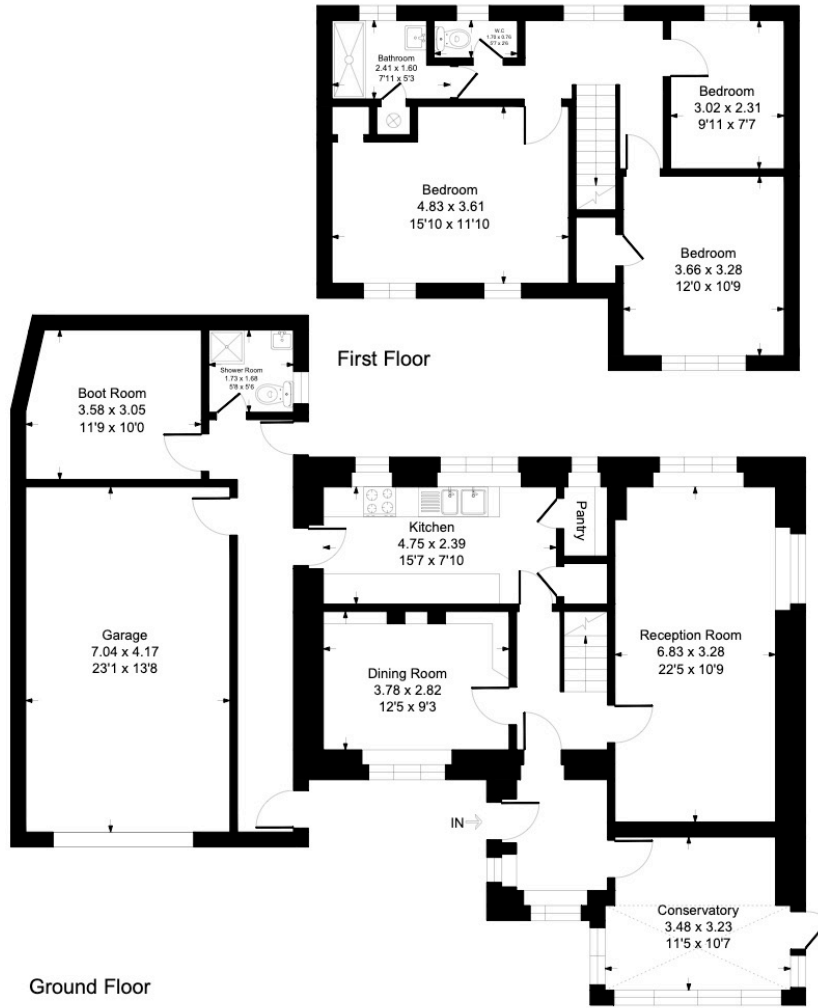


Illustration for identification purposes only, measurements are approximate, not to scale.



**SERVICES**

Mains electric, water and drainage with oil fired central heating.

**COUNCIL TAX**

The property is in Council Tax Band F.

**TENURE**

Freehold

**LOCAL AUTHORITY**

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

**VIEWINGS**

Viewing strictly by appointment with Luscombe Maye 01548 857 474.

**DIRECTIONS**

Head North on Fore Street through the village of Loddiswell and turn right at the Loddiswell Inn and then bear right on to Well Street and continue down the hill. Follow the road to the right and this will turn into Station Road, further along and up the hill on the left is Glencairn.

Address: Glencairn, Station Road, Loddiswell, KINGSBRIDGE, TQ7 4...  
 RRN: 2037-5726-1200-0664-7296

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		56	
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
			86

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