







A substantial detached house enjoying a generous two acre plot including a paddock, detached barn, stable, workshop and car port. There is ample parking for 3 cars and the house benefits from outstanding countryside views.

- **Five Bedroom Detached House**
- **Detached Barn**
- **Two acre plot inc. Paddock**
- **Driveway and Carport**
- **Outstanding Countryside Views**
- **Nearby Amenities and School**
- **Quiet Village Location**
- **Naturally Light and Bright**
- **Close by Countryside Walks**
- **Sought-after Position**
- **Generous Private Garden**

Avon Hill

Station Road, Loddiswell, TQ7 4RR

A substantial five-bedroom detached property with beautiful countryside views and additional paddock situated in an elevated and enviable position within the popular village of Loddiswell.

Avon Hill comprises generous entrance porch with ample room for coats and boots leading into a large farmhouse style kitchen diner comprising a range of base units with ample space for an oven / hob and fridge freezer with a step up giving you space for a dining room table. From the kitchen a door leads to a lovely hallway where you can find a downstairs W/C, pantry and cosy living room with gas fire and views across towards the garden. To the rear of the property you will find a well-proportioned conservatory enjoying beautiful countryside views and access into both the hallway and the garden.

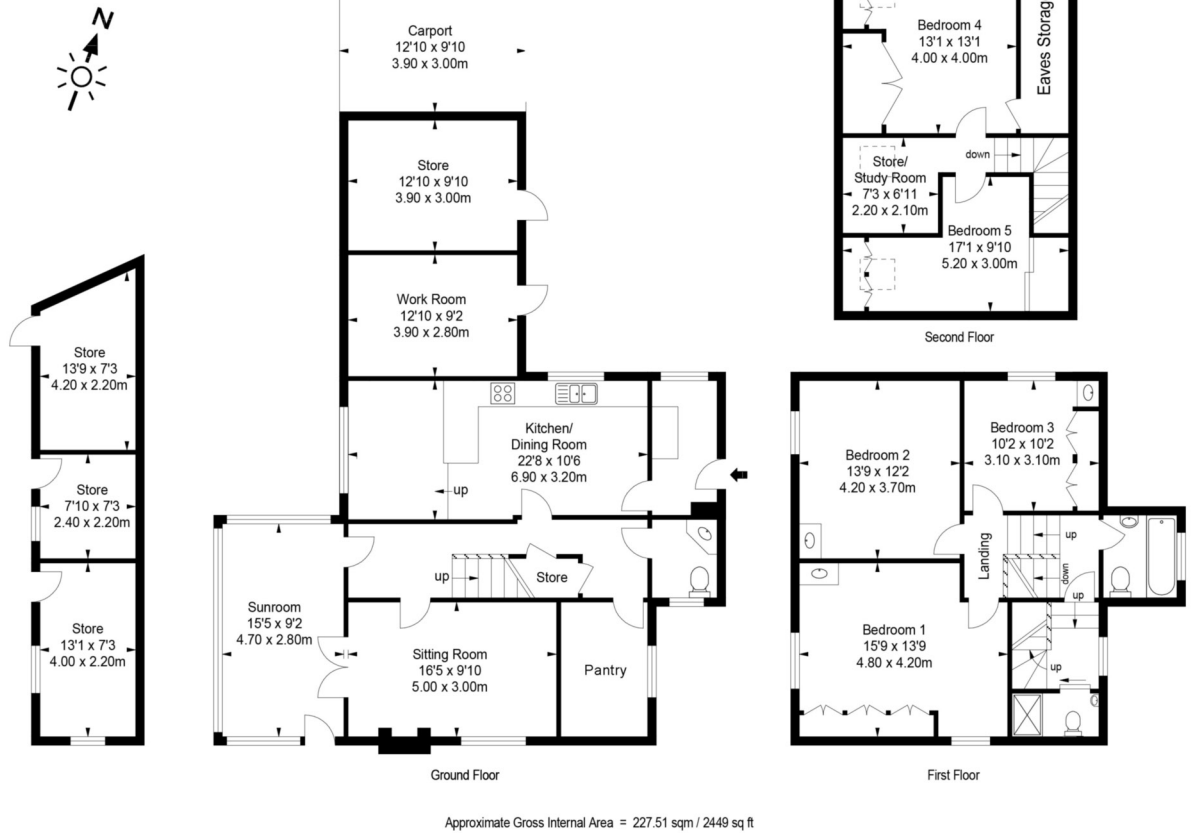
Stairs lead to the first floor where you will find three spacious double bedrooms all enjoying beautiful views over the garden and across the paddock to the countryside beyond, both the master bedroom and bedroom three benefit from inbuilt storage and all three benefiting from pedestal hand basins. On this floor you will also find the family bathroom comprising bath, low level WC and pedestal hand basin. From the staircase a door leads to a shower room and further WC with steps up to two additional double bedrooms both benefitting from generous eaves storage and velux windows and an additional storage space or home office.

Outside, the property enjoys various outbuildings including a workshop, carport with lean-to store and an old two storey stone barn split in to three. To the rear the property enjoys a generous mainly laid to lawn garden with beautiful views down the Avon Valley. The gardens enjoy various fruit trees, a vegetable patch and a range of mature hedges and shrubs. Avon Hill also benefits from a separate paddock accessed both from the garden and Station Road.



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SERVICES
Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX
The property is in Council Tax Band G.

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 800178.

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, Avon Hill is the last property on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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