



Luscombe Maye

Since 1873

Kirby Cottage, West Alvington

Guide Price £750,000

3 1 2



Situated in the heart of the sought after countryside village of West Alvington, Kirby Cottage offers the exciting opportunity to purchase a spacious three bedroom detached house with a substantial sunny garden, ample parking and a detached garage.

This delightful property comprises entrance hall leading through to the spacious living room with triple aspect windows, providing an abundance of natural light, and a gas fire.

The kitchen is well-equipped offering ample storage with a range of floor and wall mounted units, an integrated oven and electric induction hob. The downstairs accommodation also enjoys the breakfast room, dining room with space for a large table, the utility room with downstairs cloakroom, useful boot room and conservatory with French doors leading to the generous garden.

Stairs lead from the entrance hall to the first floor landing where you will find three spacious double bedrooms all benefitting from dual aspect windows framing the views over the garden to the countryside in the distance. Two of the bedrooms have in-built storage. There is also the family bathroom which comprises bath with shower overhead, hand basin and wc.

Outside, the property enjoys a large garden which is mainly laid to lawn with patio area, ideal for alfresco dining and a range of mature trees and flowers. Across the road from the property, there is a further substantial garden space with possibility for development STP, a vegetable patch and a small orchard. The property also benefits from a detached garage, stone outbuilding, a shed and parking for 4/5 cars.

SERVICES

Mains electricity, water and drainage. Gas fired central heating.

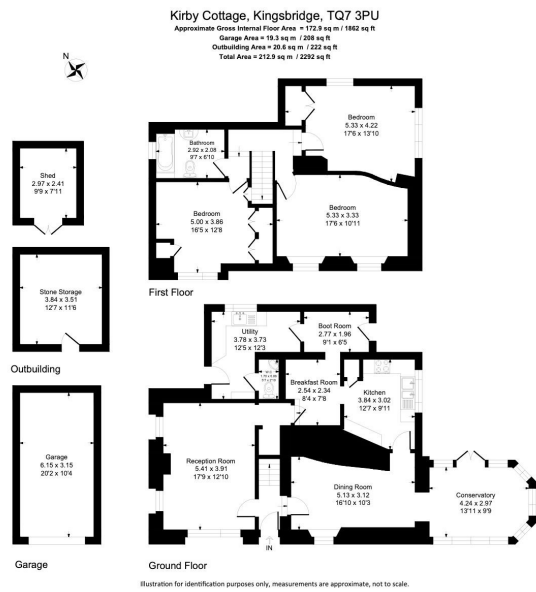
TENURE

Freehold

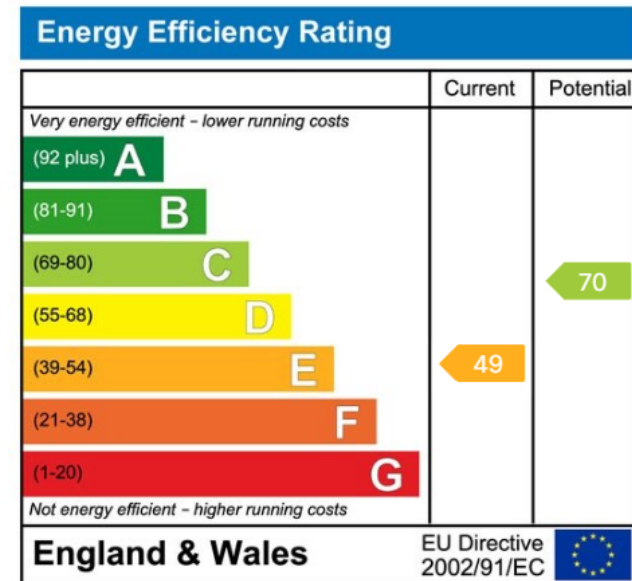
COUNCIL TAX

This property is in Council Tax Band F.





- Three Double Bedrooms
- Detached Property
- Substantial Plot
- Ample Parking
- Desirable Village Location
- Detached Garage
- Nearby Countryside Walks
- Close To Amenities And Schools
- Short Drive To The Coast
- Spacious Accommodation



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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