







Widdicombe Lodge

Widdicombe, Kingsbridge TQ7 2EF

Situated within a secluded position this delightful country home enjoys fabulous far-reaching views, four double bedrooms and beautifully maintained gardens and woodland spanning to just over an acre. This delightful property comprises entrance hall with room for coats and shoes and steps leading down into the first of the four double bedrooms enjoying a character fireplace, private balcony overlooking the surrounding farmland and ensuite shower room. Built around the original chimney the ground floor comprises a spacious kitchen diner comprising a range of floor and wall mounted units, integrated appliances, ample space for a dining room table and chairs and a large picture window overlooking Start Bay. Doors lead into a large garden room to the side of the property and cosy snug to the rear following through into a spacious dining room and home office both enjoying woodburning stoves. To the front, the property also enjoys a further reception room with dual aspect windows making the most of the breathtaking views and woodburning stove. The ground floor also benefits from a WC and further double bedroom with private WC.

Stairs lead to the first floor landing where you will find two spacious double bedrooms. The master bedroom enjoys dual aspect windows and a spacious dressing room with Jack and Jill bathroom together with a further family bathroom. A room currently used as a hobby room can also be found off the family bathroom.

Outside, the property enjoys beautifully manicured wrap around gardens spanning to just over an acre with a range of mature hedges and shrubs, various sitting out areas perfect for alfresco dining, a number of raised beds fish pond and large wooded area. The beautifully maintained grounds provide the perfect place to unwind and take in the beautiful views or entertain on the large patioed area. The gardens also benefit from various outbuildings including two stone stores perfect for storing gardening equipment and a workshop with power and water. To the front, the property benefits from off road parking for several cars and a double garage with electric up and over door.

- **Stunning Countryside Location**
- **Panoramic Views**
- **Four Double Bedrooms**
- **Character Features Throughout**
- **Beautifully Maintained Gardens**
- **Wood Burning Stoves**
- **Spacious Accommodation**
- **Naturally Light and Bright**
- **Nearby Countryside Walks**
- **Four Bedrooms**



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A substantial four bedroom detached home enjoying glorious views over the surrounding countryside and towards Start Bay, a secluded garden with woodland and spacious accommodation throughout

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Approximate Gross Internal Floor Area = 243.8 sq m / 2625 sq ft
 Garage Area = 34.3 sq m / 370 sq ft
 Outbuilding Area = 39.0 sq m / 420 sq ft
 Total Area = 317.2 sq m / 3415 sq ft



SERVICES

Mains electric, water, private drainage. Propane gas.

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 857474.

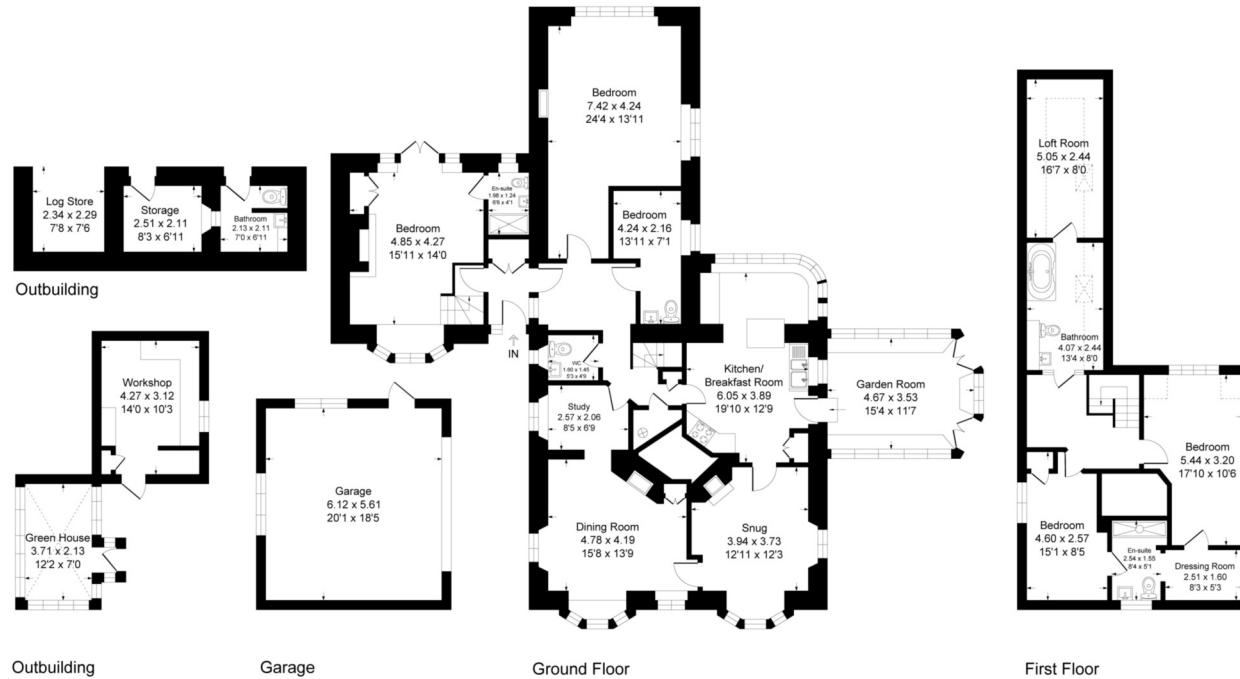


Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	44	
(21-38)	F		