



Luscombe Maye

Since 1873

Tithe Hill, Churchstow

£375,000

3 2 0



The ground floor accommodation briefly comprises of an open plan kitchen/dining/sitting room, which is full of character features including oak floorboards, exposed painted beams, window seat, a stone fireplace inset with a wood burner and stone spiral staircase to the first floor. The kitchen area has ample fitted units, integrated appliances, and there's plenty of room for a dining table and chairs. Completing the ground floor is a family bathroom, with shower over the bath, wc and window to the rear.

Upstairs there are three bedrooms, two doubles and one single offering ample space for a growing family or those seeking extra room for guests and a shower room with WC. To the rear is a good size lawned garden with circular paved patio area, providing the ideal spot for outdoor relaxation and entertaining, with a further seating at the top of the garden which enjoys superb country views. There is also a mains electricity supply to the garden, summer house and one of the sheds.

This property is a wonderful blend of traditional/contemporary with real rustic charm. Situated in this highly desirable village on the outskirts of Kingsbridge. Churchstow benefits from a shop, post office, Church of St Mary and the popular Church House Inn. The picturesque market town of Kingsbridge is just a short drive away with its many amenities including health centre, schools and a range of independent shops with the mainline train station in Totnes being approximately 14 miles to the northeast. An early viewing is highly recommended to avoid disappointment.

FURTHER INFORMATION

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyancing process.

SERVICES

Electric: mains



1 Home Farm Cottages, Tithe Hill, Churchstow, Kingsbridge, TQ7 3QZ

Approximate Gross Internal Floor Area = 78.1 sq m / 841 sq ft

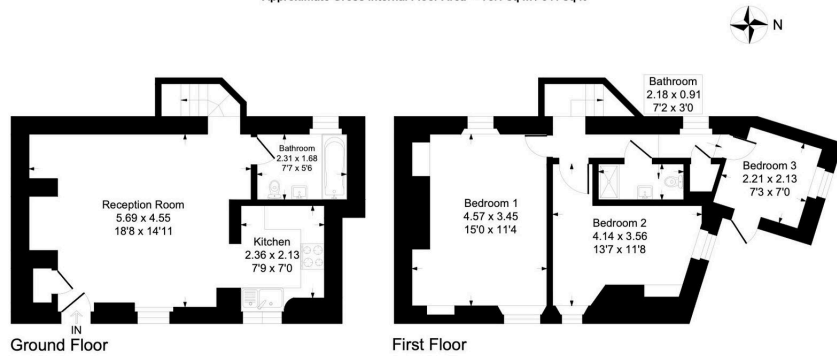


Illustration for identification purposes only, measurements are approximate, not to scale.

- Grade II Listed Thatched Property
- Wonderful Garden
- Beautifully Presented
- Village Location
- Open Plan Ground Floor
- No Forward Chain



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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