



Luscombe Maye  
Since 1873



# Tithe Hill, Churchstow

£350,000

3 2 1





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

**Water:** mains



1 Home Farm Cottages, Tithe Hill, Churchstow, Kingsbridge, TQ7 3QZ  
Approximate Gross Internal Floor Area = 78.1 sq m / 841 sq ft

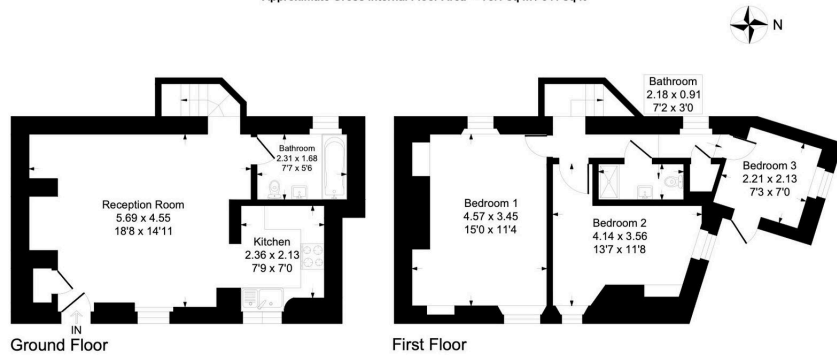


Illustration for identification purposes only, measurements are approximate, not to scale.

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

