



Luscombe Maye

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Vineyard Terrace, East Allington

£400,000

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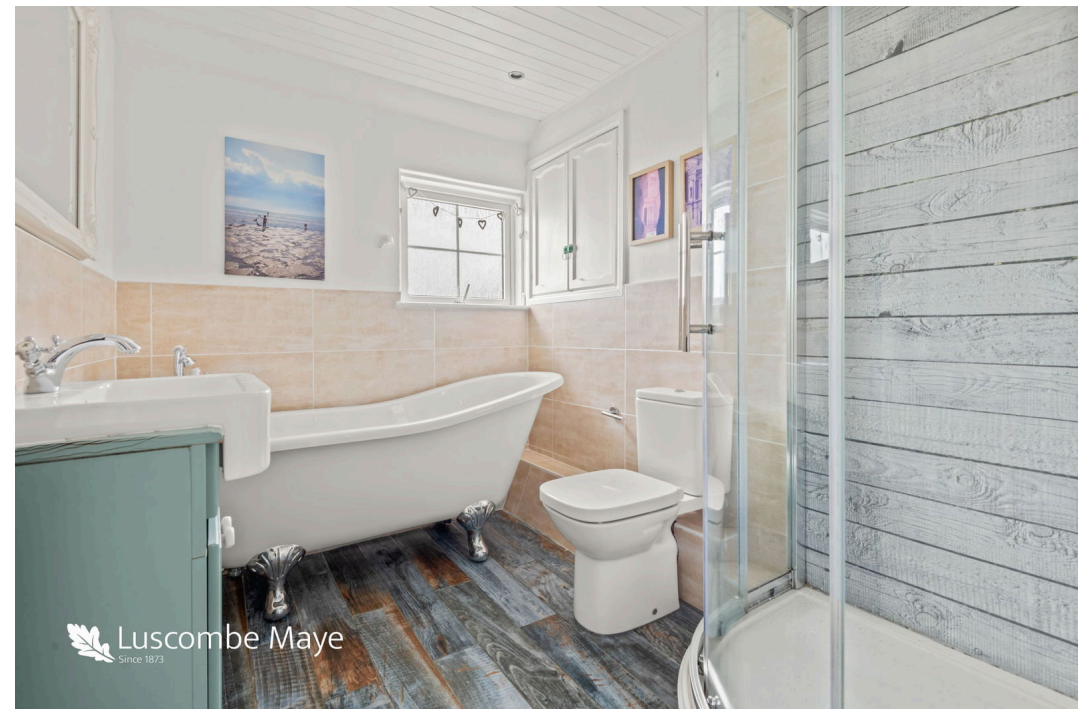
Opening the stable door into this lovely home, you are greeted by an entrance hallway with heated coat rail, also providing space for shoes and coats. To the other side of the entrance porch, you will find a bike store with separate door access. The lounge/diner is modern and stylish, yet still capturing the charm and character of the cottage with a wood burning stove, adding warmth. A spacious kitchen/breakfast room with wall to floor mounted units and integrated dishwasher remains in keeping with the style of the cottage and can be sold as seen*. The kitchen also has room for dining and benefits from two west facing windows allowing an abundance of light to flow throughout. To the side of the kitchen is a cosy snug and a convenient utility/sunroom with downstairs cloakroom having access to the rear garden.

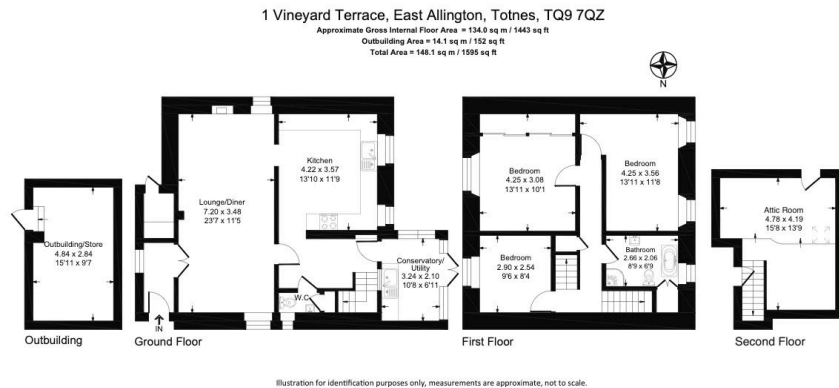
Stairs lead you up to the first floor which boasts three light and airy bedrooms, with the principle bedroom having built in storage, all served by a family bathroom. Taking the stairs to the second floor is a spacious loft room with access to storage space.

Outside to the front of the cottage, you will find driveway parking with an electric car charging port. At the rear, is a west facing decked terrace which provides a delightful area for sitting and enjoying warm summer evenings. The rest of the garden is laid to lawn having an outbuilding at the end of the garden.

East Allington is a picturesque village located in the South Hams in South Devon, offering a quiet rural location with the nearby towns of Kingsbridge and Totnes a short drive away. Benefitting from a superb community who are friendly and active the Village of East Allington has a Primary School which is very highly regarded, a lovely nineteenth Century pub, a beautiful Church with 13th Century origins and a children's play park.

*Items to be included in sale: Rangemaster, American fridge/freezer, Range cooker and island table with 4 x barstools.





- Superbly presented cottage
- 3 bedrooms
- Modern, light & airy
- Spacious lounge/diner
- Wood burning stove
- Large kitchen/breakfast room
- Spacious loft room
- West facing garden
- Popular village location
- Driveway parking

