



Luscombe Maye
Since 1873

Lower Street, West Alvington

£525,000

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Upon entering this character-filled home, you'll find yourself in a welcoming entrance hall. To the left is a cosy sitting room, centred around an impressive Inglenook fireplace with a wood burning stove and timber beam. Next to the fireplace is a charming bread oven, while a unique stone staircase curves above it, leading up to the main bedroom. With a beamed ceiling, window seat and period details, this room is full of character and charm. The kitchen/dining room is the heart of the home, offering a sociable space perfect for everyday life or entertaining. It features elegant granite countertops, tiled backsplashes, and a classic Belfast sink. Oak-fronted cabinets, shelving, and a plate rack provide ample storage. The kitchen also includes a built-in Neff electric oven and ceramic hob, integrated refrigerator, and a wine rack neatly tucked beneath the oak staircase. One of the property's standout features is the beautiful library. Flooded with natural light from its south-facing aspect, vaulted ceiling and striking blue anodised aluminium bi-fold doors, this room connects seamlessly to the garden. The full-height stone fireplace adds character, while the fitted wood burner and extensive bookshelves make this space both functional and inviting. The ground floor also boasts a fully wood-panelled study with views over the rear garden, a built-in pine desk, and an enamelled wood burning stove set in a brick fireplace. Additional features include a flagstone floor, Velux window, telephone point and downstairs cloakroom for added convenience, making it an ideal workspace.

Upstairs, the first floor features two bedrooms and a bathroom. Bedroom one is a charming room and can be accessed via the stone staircase from the sitting room, with a recessed wardrobe, additional storage and window seat. Bedroom two is bright and airy, with double aspect windows facing south and west, a walk-in wardrobe, this room offers plenty of storage and natural light. Completing the first floor is a bathroom which serves bedrooms one and two.

Outside, there is an attractive south facing rear garden which is laid to lawn with stone terrace bordered with pretty flowers and mature shrubs. A fantastic circular office is situated in the garden, in keeping with the charm. A garage with double doors, power and wood burner will also be found, along with a brick paved parking area to the front of the property.



Osborne Cottage, Lower Street, West Allington, TQ7 3QB

Approximate Gross Internal Floor Area = 139.5 sq m / 1502 sq ft
Garage Area = 14.5 sq m / 157 sq ft
Outbuilding Area = 5.6 sq m / 60 sq ft
Total Area = 159.6 sq m / 1719 sq ft

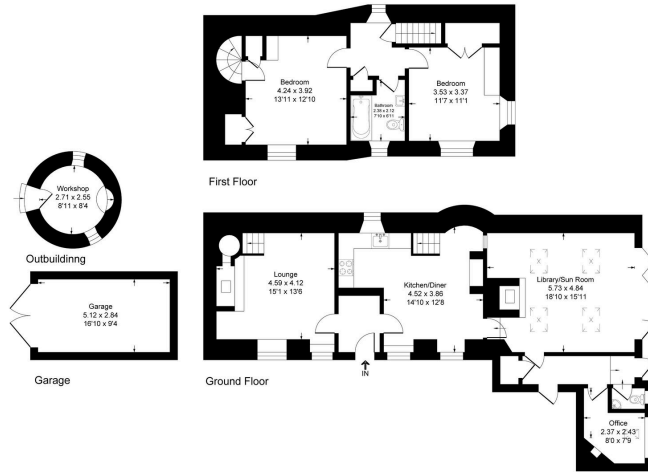


Illustration for identification purposes only, measurements are approximate, not to scale.

- Unique property
- Large library/sun room
- Garage
- Workshop
- Pretty enclosed garden
- Character & charm
- Two bedrooms
- Home office
- Popular location
- Parking

