



Luscombe Maye
Since 1873

Lower Street, West Alvington

£510,000

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Nestled in the charming village of West Alvington, Osborne Cottage offers a delightful blend of character and comfort. Upon entering, you're welcomed by a spacious entrance hall, leading to a cosy sitting room that's centred around an impressive Inglenook fireplace with a wood-burning stove and exposed timber beam. Adjacent to the fireplace, a charming bread oven adds to the cottage's rustic charm. Above, a unique stone staircase leads up to the main bedroom, which boasts period details such as a beamed ceiling, a window seat, and plenty of character.

The heart of the home is the beautifully appointed kitchen/dining room, offering an inviting space perfect for both everyday living and entertaining. The kitchen features elegant granite countertops, tiled backsplashes, and a classic Belfast sink. Oak-fronted cabinets, shelving, and a plate rack provide ample storage, while the built-in Neff electric oven, ceramic hob, integrated refrigerator, and a wine rack tucked beneath the oak staircase add a touch of convenience.

One of the standout features of this property is the stunning library, bathed in natural light thanks to its south-facing aspect, vaulted ceiling, and striking blue anodised aluminium bi-fold doors that open seamlessly to the garden. The full-height stone fireplace adds to the room's character, while the fitted wood burner and extensive bookshelves make it a warm, functional space perfect for relaxation or reading.

The ground floor also includes a fully wood-panelled study, offering picturesque views over the rear garden. The study features a built-in pine desk, an enamelled wood-burning stove set within a brick fireplace, and a flagstone floor. Additional conveniences include a Velux window, telephone point, and a downstairs cloakroom, making this an ideal home office.

On the first floor is a further bedroom which is bright and airy, with double aspect windows facing south and west, a walk-in wardrobe, and plenty of natural light. Completing the first floor is a bathroom serving both bedrooms.

Outside, the south-facing rear garden offers a peaceful retreat, with a well-maintained lawn and a stone terrace bordered by colourful



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

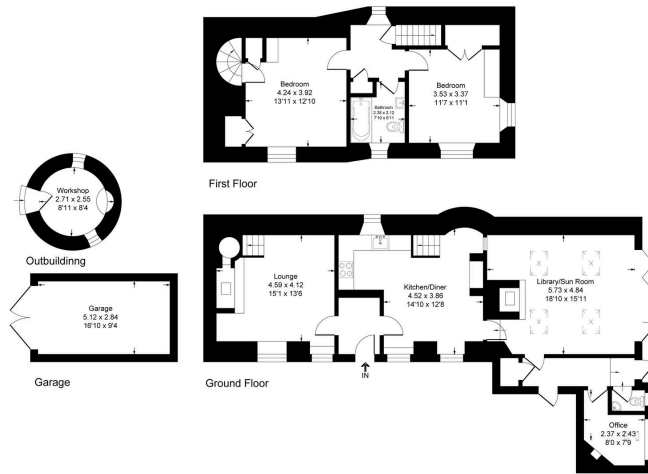


Illustration for identification purposes only, measurements are approximate, not to scale.

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

