





Longbrook Parlour

West Alvington, Kingsbridge, TQ7 3PX

- Unique three bedroom house
- Architectural features
- Modern design
- Underfloor heating throughout
- Immaculately presented throughout
- Stunning views
- Third of an acre of land
- Peaceful country location
- Close to local amenities
- Third share of large outbuilding



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Formerly the milking parlour to the farmhouse, Longbrook Parlour is an immaculately presented 3-bedroom house that offers a harmonious blend of unique architectural features and modern design. Sensitively crafted to preserve its character the property boasts a thatched roof and striking centrally located spiral staircase which serves as both the central structure and access between floors.

Set within a third of an acre this home enjoys stunning far-reaching views, capturing the beauty of the surrounding landscape. The glazed porch which serves as the main entrance opens to a large lobby area complete with a useful downstairs utility room and WC. Beneath the staircase you'll find convenient shoe and coat storage. The open-plan living and dining room with its beech floorboards and underfloor heating creates a welcoming space ideal for both family living and entertaining. Dimmable LED lighting adds an extra touch of sophistication. Hinged glazed doors open out onto a large patio featuring a glass-covered solid oak gazebo – the perfect spot for alfresco dining while enjoying the panoramic views over the garden and hills beyond.

The kitchen, located adjacent to living and dining room, has been thoughtfully designed with practicality in mind. The tiled floor ensures easy maintenance, while the solid iroko worktop and integrated NEFF appliances, including an oven, hob, extractor, microwave and Liebherr fridge and freezer make it a delight for home cooking.

Upstairs, the first floor features two generously sized bedrooms. The master bedroom enjoys breathtaking views over the expansive grounds and hills, and is enhanced by fitted wardrobes that offer ample storage. Bedroom two features a striking apex roof, with a standout height that adds to the room's spacious feel. This room also benefits from a fitted wardrobe. A stylish family bathroom with a walk-in shower, WC, long sink and towel heater completes the first floor.

On the second floor you will find a double bedroom with an extra-large Velux window, underfloor heating and access to a convenient storage area.

Outside the third of an acre is predominantly laid to lawn, adorned with mature shrubs, ferns and fruit trees. The property also benefits from a third-part share of an large outbuilding ideal for storing boats etc. There is allocated parking for 3 vehicles.





VIEWING: Viewing strictly by appointment with Luscombe Maye 01548 845474

DIRECTIONS: Proceed into West Alvington from Kingsbridge and turn left into Lower Street just before West Alvington Primary School . The road will take you down the hill and around bearing right until you come to a left turn that drops down into Longbrook valley. You will see a track on your left- this leads to Longbrook Parlour. There is a shared car park to the left of the large outbuilding. You are able to park in the far corner of this area.

SERVICES: Mains electricity, gas, water and drainage.

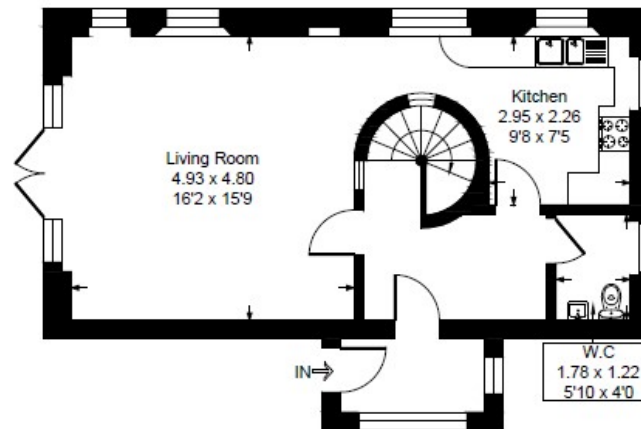
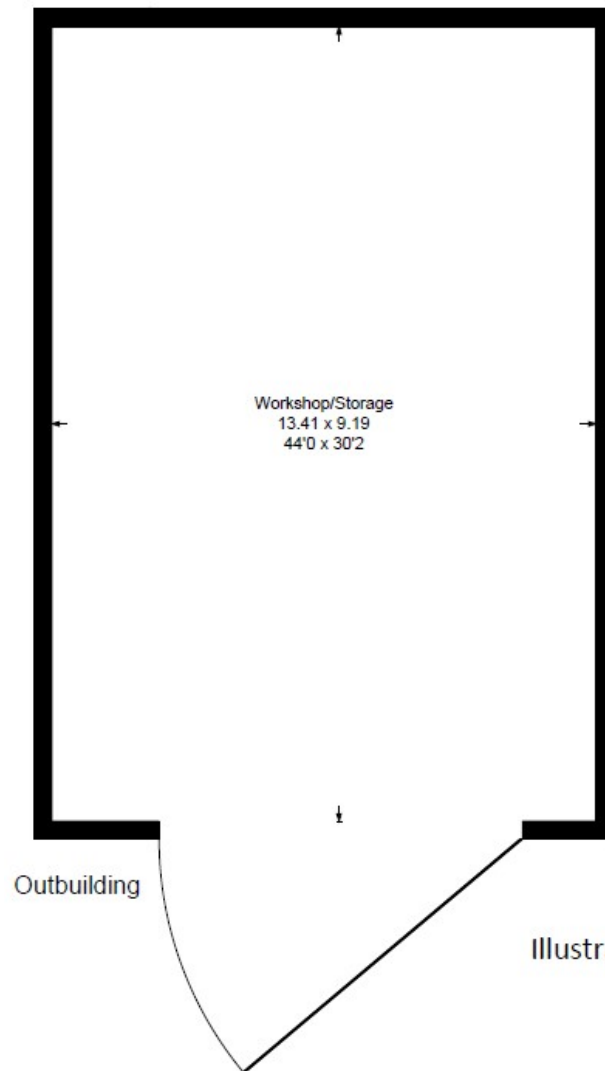
TENURE: Freehold

LOCAL AUTHORITY AND COUNCIL TAX: South Hams District Council. Council Tax Band D

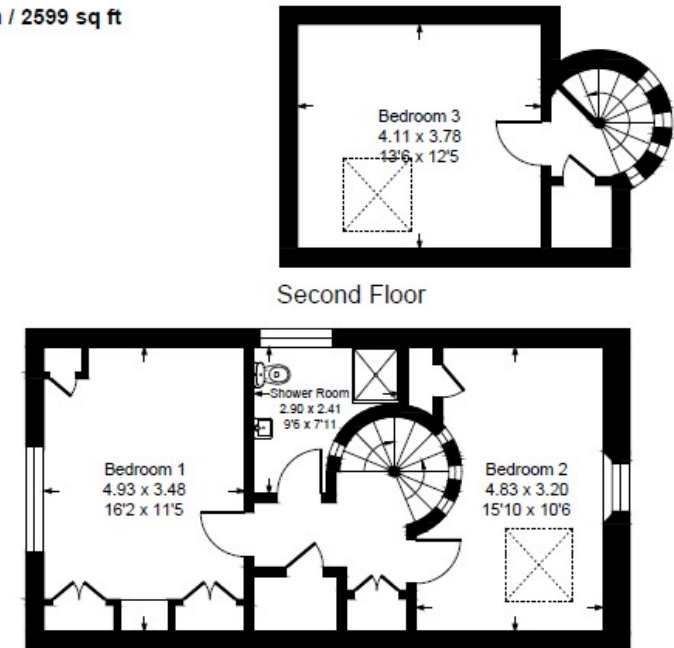


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Approximate Gross Internal Floor Area = 241.4 sq m / 2599 sq ft



Ground Floor



First Floor

Second Floor

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

