



Luscombe Maye  
Since 1873



# Buckland Court, Goveton

Guide Price £535,000

3 3 2





## SITUATION & DESCRIPTION

Situated within the hamlet of Goveton this delightful Grade II Listed property comprises a large and welcoming entrance hallway with ample room for coats and shoes leading into a spacious open plan kitchen/diner and living room comprising a range of oak floor and wall mounted units, integrated appliances including fridge, freezer, microwave, dishwasher and rangemaster cooker with gas hob and electric double ovens. This naturally light and airy room overlooks the central courtyard and provides the perfect space for entertaining. The ground floor also provides access to a handy utility room and downstairs shower room comprising walk in shower, low level WC and pedestal hand basin. To the left of the entrance hallway a further reception room can be found enjoying a gas fired woodburning stove and views over the courtyard making an ideal home office or snug.

Stairs lead from the entrance hallway to the first floor landing to the family bathroom comprising bath, low level WC and pedestal hand basin and two spacious double bedrooms both enjoying high ceilings, exposed beams and conservation rooflight windows. Stairs lead from the reception room to the master bedroom benefitting from an ensuite shower room, exposed beams and rooflight window.

Outside the property enjoys an enclosed rear garden with a patio perfect for alfresco dining and laid to lawn area bordered with a range of plants and shrubs. To the front the property overlooks the communal courtyard and enjoys a laid to lawn courtyard with decorative borders. The property also benefits from a double garage with up an over door located a short walk away from the house.

Goveton is a peaceful hamlet offering a quiet rural location whilst being only two miles from Kingsbridge with its shops, leisure centre, restaurants, cafes and more. Goveton is also close to the beautiful South Devon coastline with its spectacular cliffs, coves and beaches and beautiful walks over National Trust owned headlands. The Salcombe and Dart Estuaries are readily accessible with their excellent sailing and boating facilities and golf courses at Thurlestone, Bigbury and Dartmouth.

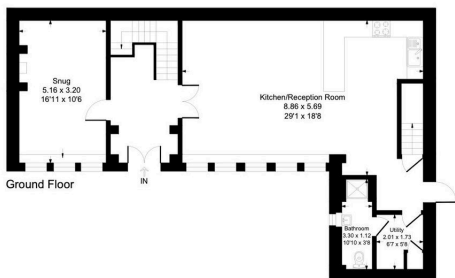


Normandie, Buckland Court, Goveton, Kingsbridge, TQ7 2DG

Approximate Gross Internal Floor Area = 187.3 sq m / 1801 sq ft



First Floor



Ground Floor

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


- Spacious Accommodation
- Two Reception Rooms
- Nearby Countryside Walks
- Short Drive to Amenities
- Three Double Bedrooms
- Double Garage
- Secure Rear Garden
- Gas Fired 'Wood Burning' Stove
- Exposed Beams
- Rural Location

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Use the QR code for further "Material Information" about this home

### Energy Efficiency Rating

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very energy efficient – lower running costs |                         |   |
| (92 plus) <b>A</b>                          |                         |   |
| (81-91) <b>B</b>                            |                         | 81  |
| (69-80) <b>C</b>                            | 74                      |   |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient – higher running costs |                         |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

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