



Luscombe Maye
Since 1873

West Charleton, Kingsbridge

Guide Price £295,000

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This charming terraced home combines traditional rustic appeal with modern conveniences, offering a unique lifestyle opportunity in a picturesque village setting.

Inside, the ground floor features a welcoming reception and dining room, ideal for family meals and entertaining. A brick fireplace with a timber mantel and exposed wooden beams adorn the ceiling. The adjacent kitchen is well-proportioned, featuring light-coloured wooden cabinets. A charming brick archway connects the kitchen to the reception room, adding rustic elegance.

The first floor, accessed via a wrought-iron spiral staircase, is flooded with natural light from a skylight on the landing. It offers two comfortable bedrooms, each with a sloped ceiling. Bedroom 1 has dual windows, creating a bright atmosphere, while Bedroom 2 also benefits from a sloped ceiling. Two bathrooms serve the household, featuring white wall tiles with decorative borders and a bathtub with wooden panelling.

The exterior is equally captivating. A stone-paved patio provides a private area for relaxation and al fresco dining, surrounded by a gravel finish for low maintenance. A wooden fence ensures privacy, and a stone outbuilding offers versatile additional space. Land at rear offers extensive parking and a separate timber clad outbuilding provides garage, storage or workshop space. The property enjoys a rural outlook, with views over rolling hills, fields, and trees, and glimpses of the Kingsbridge estuary in the distance.

The location offers convenience and leisure, with Charleton C of E Primary School just a few metres away. Public transport is accessible, with bus stops and transit stations at the Village Hall and Charleton Primary School, providing easy access to Kingsbridge and surrounding areas. The Charleton Inn, a local restaurant, is ideal for dining. Outdoor enthusiasts will enjoy the proximity to the South Devon National Landscape offering coastal walks and scenic hikes.

This cosy home presents a rare opportunity to own a characterful home in a delightful village setting, complete with stunning rural views and modern amenities.



2 Petersfield Cottages, West Charleton, Kingsbridge, TQ7 2AG

Approximate Gross Internal Floor Area = 80.3 sq m / 865 sq ft

Garage Area = 18.3 sq m / 198 sq ft

Outbuilding Area = 13.3 sq m / 144 sq ft

Total Area = 112.1 sq m / 1207 sq ft

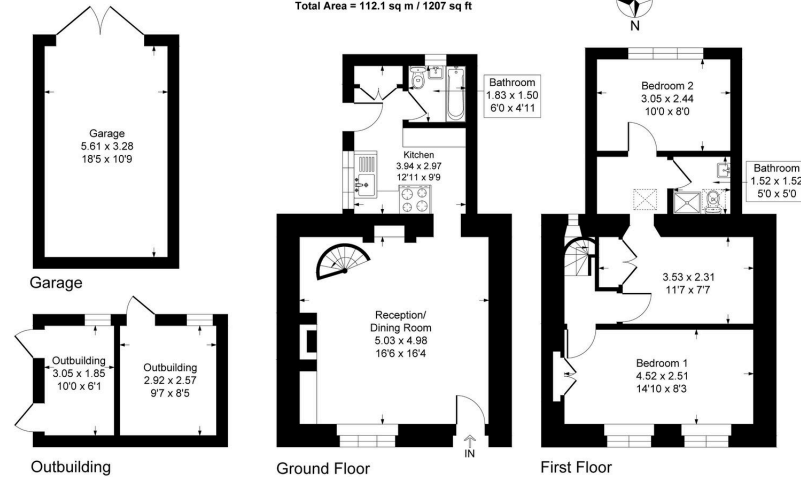


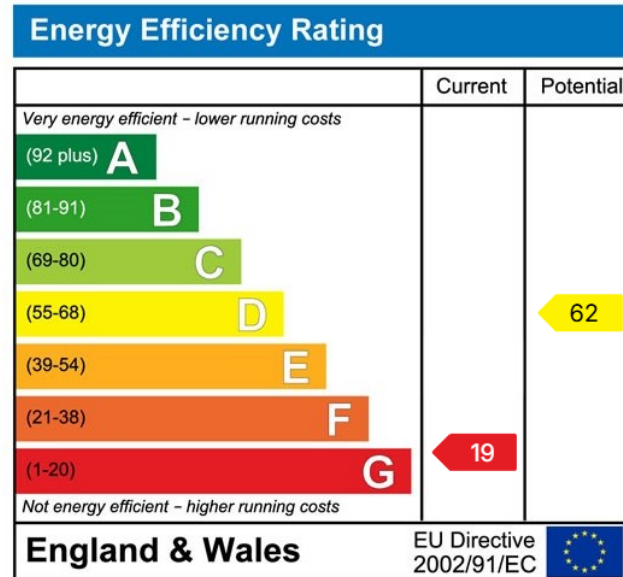
Illustration for identification purposes only, measurements are approximate, not to scale.

- Charming Two Bedroom Stone Cottage
- Cosy Lounge with Brick Fireplace
- Outbuildings
- Close to Local Primary School
- Plenty of Character
- Popular Village Location
- Countryside and Estuary Views
- Extensive parking and garage

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