





22 Harveys Walk

Loddiswell, Kingsbridge, TQ7 4BU

- Immaculate Detached House
- Five Generously Sized Bedrooms
- Home Study/Office/Additional Bedroom
- Open-Plan Kitchen/Dining Area
- Woodburning Stove
- Private Landscaped Rear Garden
- Garage/Parking for Multiple Vehicles
- Substantial and Versatile Summerhouse
- Tranquil Location
- Close to Local Primary School/ Bus Route to Kingsbridge Community College



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This spacious two-storey residence offers approximately 1927 sq ft of internal living space, designed to meet the needs of contemporary families with a flexible layout and quality finishes throughout. The ground floor welcomes you with a spacious hallway that flows into an open-plan kitchen and dining area, bathed in natural light from glazed double doors that lead out to the terraced garden. The kitchen boasts sleek high-gloss cabinetry, granite countertops, and integrated appliances, with a door connecting to a practical utility room. The inviting reception room features a characterful fireplace with a wood-burning stove, creating a cosy ambiance, while glazed double doors open into a snug ideal for unwinding. A convenient WC and a flexible space that can serve as a home office or sixth bedroom complete the layout.

On the first floor are five well-appointed bedrooms. The master bedroom is a spacious retreat with a private en-suite, and the second bedroom offers ample space for family or guests. Bedrooms three and five are versatile, while bedroom four also serves as a principal bedroom with its own private en-suite featuring modern fixtures. A family bathroom with chrome fixtures serves the remaining bedrooms.

The exterior of the property is set on a gently sloping plot with well-maintained grounds. Traditional stone cladding and modern rendered walls create an appealing facade. The rear garden features multi-tiered levels with lush planting and flower beds, a paved patio for al fresco dining, and stone steps leading to upper tiers. Privacy is ensured by wooden fencing and dense hedging. A detached outbuilding, used as a substantial and versatile summerhouse, has glazed doors and is fully insulated and equipped with power and lighting — ideal for use as a home office, studio, gym, or additional entertaining space. A detached double garage, equipped with electronically operated doors and connected to both electricity and water, offers generous space for parking and storage.

Located in the tranquil village setting, the property is close to Loddiswell Primary School and Loddiswell Pre School, both within a short walk. The coast, and beaches are just few miles away at Bigbury on Sea. A short drive away are the much larger towns of Modbury and Kingsbridge.





SERVICES: Mains electric, water and drainage. Air source heating.

ADDITIONAL HEATING FEATURES: Woodburning stove

COUNCIL TAX BAND: F

TENURE: Freehold

PARKING: Garage, Driveway, Off Street, and Private

BROADBAND: Superfast Broadband (FTTC)

ENERGY PERFORMANCE RATING: C

VIEWING: Viewing strictly by appointment with Luscombe Maye 01548 857 474



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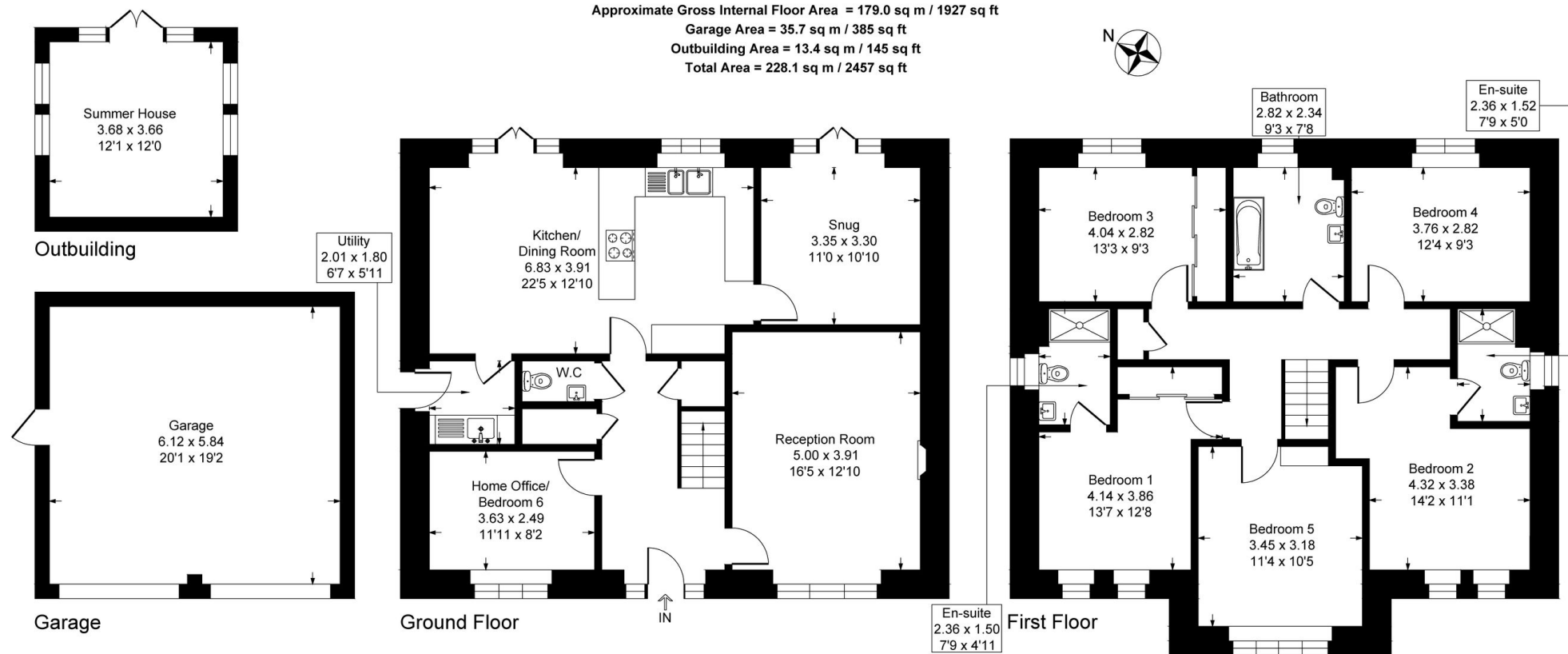


Illustration for identification purposes only, measurements are approximate, not to scale.

