



Luscombe Maye
Since 1873

2 Lower Street, West Alvington

Guide Price £260,000

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DESCRIPTION

2 Lower Street is a beautifully presented two-bedroom character cottage located in the heart of the countryside village of West Alvington. West Alvington is a sought-after village, less than one mile outside the market town of Kingsbridge, it offers a public house, cricket club, beautiful walks through West Alvington Woods as well as a primary school. 2 Lower Street comprises spacious living room with exposed beams, large fireplace with open fire, ample space for dining room table and chairs, large window to front aspect with window seat and ample built-in storage. From the living room is the kitchen which overlooks the recently improved rear courtyard. The kitchen enjoys an integrated oven with electric hob and extraction fan over, ample cupboard space, space for washing machine and fridge and rear access to the courtyard. Also on the ground floor is the family bathroom comprising bath with shower over, glass shower screen, pedestal hand basin and WC.

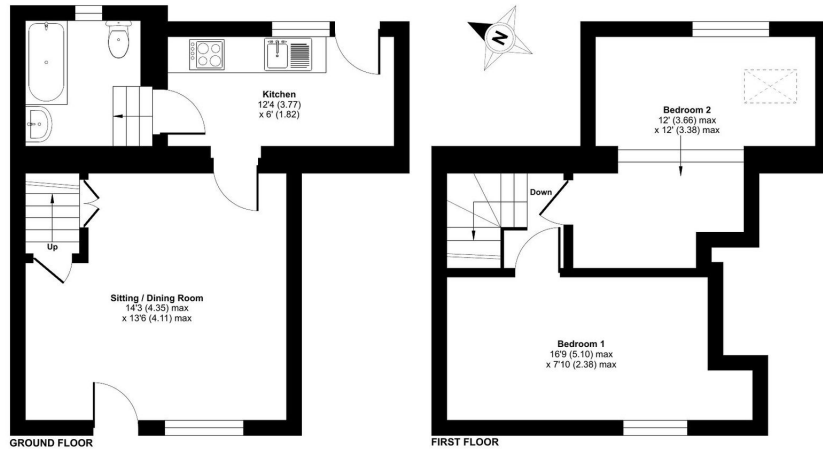
Cottage style stairs lead from the living room to the first floor landing with storage cupboard and loft access, from the landing is the deceptively spacious master bedroom with surprising vaulted ceilings, Velux windows and views over the countryside. The room benefits from ample space for an office area and wardrobes. The second bedroom is a further double room with a window to the front aspect, the room is incredibly light and bright with a storage cupboard in the corner.

Set directly outside the kitchen is the beautiful courtyard garden with slate flooring offering the ideal spot to enjoy the morning sun. There is ample space for an outside table and chairs and there is also a tiered planting area. 2 Lower Street also benefits from a large detached garden accessed via a right of way, this amazing space is mainly laid to lawn, level and fully enclosed. The garden enjoys a south-facing aspect with views across the countryside towards East Portlemouth, there is also a large apple tree in the centre of the garden. There is public on-street parking nearby.



Lower Street, West Alvington, Kingsbridge, TQ7

Approximate Area = 628 sq ft / 58.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1329693

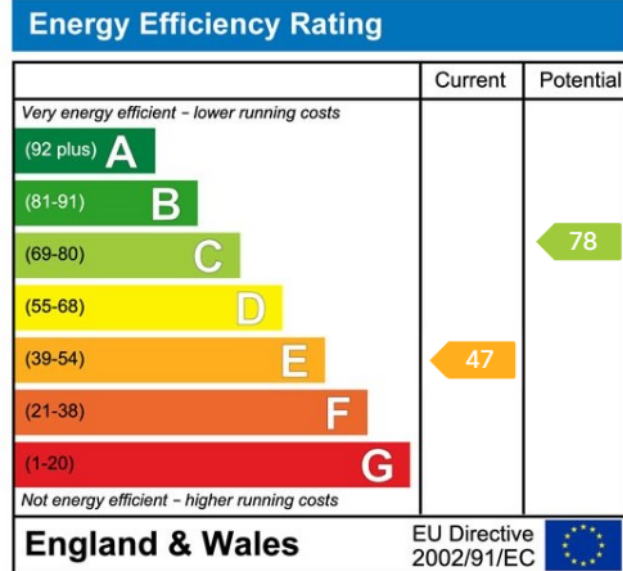


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Use the QR code for further "Material Information" about this home

- Character cottage
- Large detached garden
- Walking distance to amenities and Kingsbridge town centre
- Nearby countryside and woodland walks
- Nearby bus stop and schools
- Two double bedrooms
- Open fireplace
- Quiet village location
- Beautifully presented throughout
- Further courtyard garden



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