



Luscombe Maye
Since 1873

Churchstow, Kingsbridge

Guide Price £875,000

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This detached four-bedroom residence offers a blend of village lifestyle and modern convenience. With far-reaching views over the South Devon countryside, the property provides a serene backdrop for everyday living.

The property is entered via a tiled lobby with an adjacent WC. A further door leads through into a spacious hall, opening to the main rooms of the home. Solid oak flooring runs through the hall and lounge, with the remaining ground floor rooms with Terracotta tiles, complimenting the underfloor heating and creating a warm and inviting atmosphere. The well-appointed kitchen features light wood cabinetry, granite worktops, a Rangemaster with a five-ring induction hob, integrated appliances including a dishwasher and microwave, and flows into the dining room, offering a seamless and practical layout for everyday living and entertaining. In addition, a spacious and practical Utility room is accessed from the kitchen. The sitting room, centred around an elegant stone fireplace, is bathed in natural light from large windows and glass doors that frame captivating views.

Ascending to the first floor, there are four well-proportioned bedrooms. Bedroom 1 with its built-in storage and Bedroom 2 offer generous spaces with picturesque views, while Bedrooms 3 and 4 are currently used as office spaces. The family bathroom features a two-tone tile scheme, a corner bathtub with a shower, and a separate bidet. The second bathroom features a recessed shower unit along with an integrated WC and basin. In addition, the property benefits from a Mechanical Ventilation/heat recovery system and a built in Vacuum.

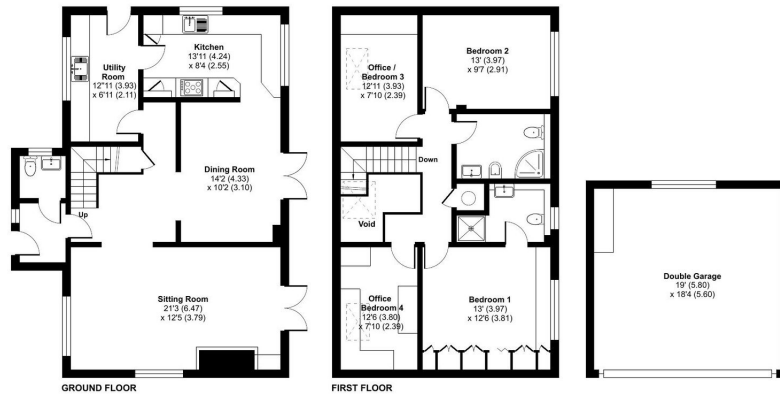
The exterior boasts a charming two-story facade in light yellow render under a dark grey slate roof with solar panels. French doors lead to a paved patio area, partially sheltered by a retractable awning –perfect for al fresco dining. The garden includes a lush lawn, mature trees, shrubs, and vibrant flower beds, with natural stone walls bounding some areas. Raised vegetable beds, supported by a timed irrigation system, offer an ideal setup for homegrown produce. To the side of the garage, there is a greenhouse that will remain with the property, ideal for year-round cultivation.





Tithe Hill, Churchstow, Kingsbridge, TQ7

Approximate Area = 1549 sq ft / 143.9 sq m (excludes void)
Garage = 350 sq ft / 32.5 sq m
Total = 1899 sq ft / 176.4 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: 1333021



- Four bedroom detached home
- Well proportioned bedrooms
- Income generating solar panels
- Vegetable plot and Greenhouse
- Spacious accommodation
- Far reaching views over the South Devon Countryside
- Double Garage and Driveway parking
- Tranquil location



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	