



Luscombe Maye
Since 1873

Goveton, Kingsbridge

Guide Price £825,000

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This substantial stone-built residence offers a blend of rural elegance and modern comfort. Featuring a characterful multi-storey design, it provides an idyllic retreat with convenient access to essential amenities.

The heart of the home is the inviting ground floor, with an expansive sitting room bathed in natural light from a large bay window, complete with interior shutters and a charming window seat. Culinary enthusiasts will delight in the country-style kitchen and dining area, which features a magnificent brick fireplace complemented by a cream-coloured, modern gas Rayburn and a 19th century wood-burning stove – currently decorative, though it could be made functional if the chimney were cleared and lined. The two-tone grey and cream cabinetry, complemented by a deep ceramic sink and traditional-style shutters, adds rustic charm, while large, dark grey stone tiles provide a practical yet stylish finish.

Ascending the elegant staircase to the first floor reveals the master bedroom—a spacious retreat complete with an adjoining basin and shower. Also on this level, a second generously sized bedroom combines character and comfort, enhanced by a raised freestanding claw-foot bathtub that adds a luxurious touch. A convenient WC on the landing serves both bedrooms.

The second floor reveals a further two generously sized bedrooms offering unique charm and ample space. A well-appointed family bathroom with a shower and WC serves this floor.

The lower ground floor provides additional space perfect for storage.

A single garage and communal parking offer ample space for residents and guests to park conveniently

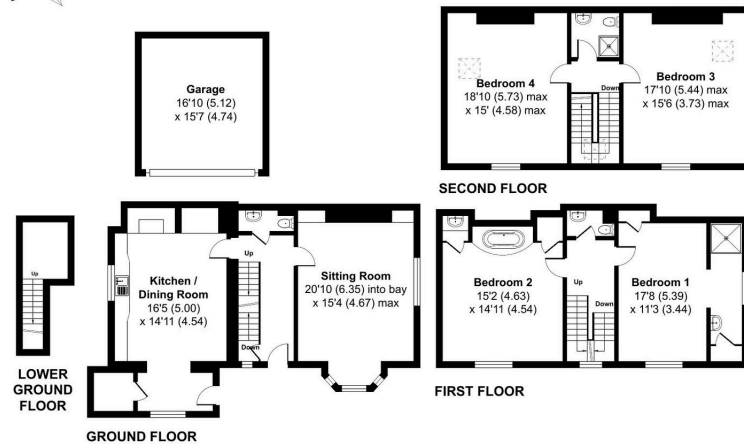
The property's exterior showcases timeless country elegance. A welcoming covered porch with elegant columns leads to the vibrant red front door. The surrounding landscape features a large, manicured lawn bordered by mature trees, shrubs, and flowering plants, providing privacy and a natural aesthetic. Expansive grounds extend to rolling green fields, offering open views and peaceful seclusion.





Buckland Court, Kingsbridge, TQ7

Approximate Area = 2355 sq ft / 218.8 sq m
Garage = 261 sq ft / 24.2 sq m
Total = 2616 sq ft / 243 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: 1333843



- Semi Detached House
- Four Generously Sized Bedrooms
- Large Private Garden
- Peaceful Location
- 9 Minute Drive to Kingsbridge
- Spacious, Light Filled Living Accommodation
- Farmhouse Kitchen Dining Area with Range and Wood Burning Stove
- Stunning Countryside Views
- Single Garage and Communal Parking



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	