



Luscombe Maye
Since 1873

West Alvington, Kingsbridge

Guide Price £395,000

3 1 1



An exceptional opportunity to acquire a truly remarkable 13th-century stone-built cottage, nestled in the heart of the village of West Alvington. Formerly a public building where parishioners paid their tithes, this Grade II* listed property is steeped in centuries of history and brimming with character. Beautifully and thoughtfully decorated by its current owner, Pay Cottage seamlessly blends the charm of the past with the comfort and style of contemporary living.

Inside, the ground floor is centred around a spacious open-plan kitchen, sitting, and dining area—perfect for both relaxed family living and stylish entertaining. The modern kitchen is finished with sleek light grey cabinetry, dark countertops, and under-cabinet lighting, while original wooden doors and exposed beams celebrate the building's heritage. A built-in banquette adds a cosy, sociable feel to the dining area, and the living space offers a warm, inviting retreat with a fireplace, wood-burning stove, and built-in bookcase. The dark grey walls lend the room a rich, sophisticated atmosphere, ideal for evenings by the fire.

Upstairs, three individually styled bedrooms provide comfort and personality in equal measure. The principal bedroom enjoys a peaceful outlook over the courtyard garden and countryside beyond, it features a striking exposed stone wall, with decorative wall panelling, and a deep recessed cupboard that serves as a walk-in wardrobe. Bedroom two, has classic charm with its dark grey walls, with floor to ceiling built in cupboard. The third bedroom is currently used as a home office. A well-appointed family bathroom completes the upper floor. The large attic is boarded out and offers opportunity to extend into the loft.

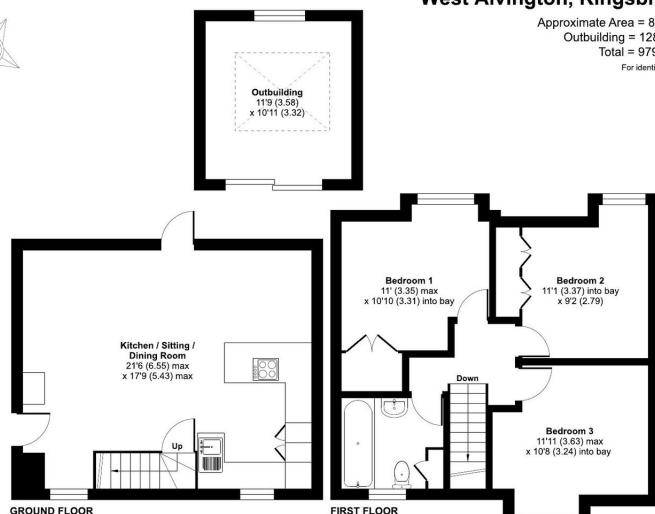
Beyond the main house, a versatile light-filled garden studio with water and power offers the perfect space for a home office, art studio, or creative workshop. The secluded courtyard garden is a peaceful oasis —enclosed by a dark-stained wooden fence and enhanced by climbing greenery, mature plants, and surrounding trees. Whether you're enjoying morning coffee in the sunshine or winding down with a glass of wine at dusk, this private outdoor space offers a sense of peace and tranquillity.





West Alvington, Kingsbridge, TQ7

Approximate Area = 851 sq ft / 79 sq m
Outbuilding = 128 sq ft / 11.8 sq m
Total = 979 sq ft / 90.8 sq m
For identification only - Not to scale



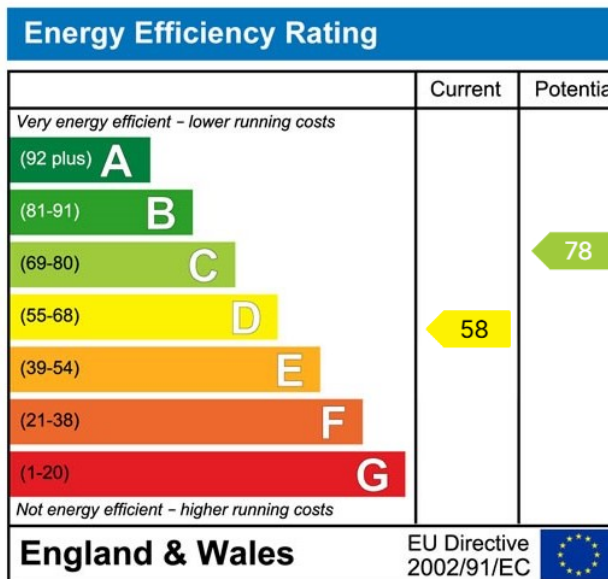
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. RICS: 1335589



- Thirteenth Century Stone Cottage
- Tastefully Decorated Throughout
- Log Burner
- Private Courtyard Garden
- Walking Distance to Kingsbridge Town and Local Schools
- Three Well Proportioned Bedrooms
- Open Plan Living
- Original Character Features
- Outbuilding with Power and Water
- Countryside Walks on the Doorstep



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



Kingsbridge:
62 Fore Street, Kingsbridge TQ7 1PP
01548 857474
kingsbridge@luscombemaye.com
www.luscombemaye.com