



Luscombe Maye
Since 1873

Court Cottage, Churchstow

£495,000

3 2 2



Tucked away in the heart of Churchstow, this charming and versatile property offers a peaceful village lifestyle within easy reach of South Devon's finest beaches and the market town of Kingsbridge, just two miles away. The village itself has a friendly community feel and benefits from a pub, church, and local shop with post office.

Formerly part of a stable block, the property has been thoughtfully converted to create a warm and inviting home, full of character and functionality. The living accommodation is arranged to take full advantage of the outdoor space, with multiple ground floor rooms opening directly to the garden.

The ground floor includes a bright sitting room with French doors, a spacious kitchen/breakfast room, and a flexible second reception room, currently used as a family room. To one side of the house is a separate dining room, adjacent to a shower room, making this a perfect space for a third bedroom or guest suite if desired.

Upstairs, the main bedroom is generous in size and includes a dressing room that could be reconfigured as an en-suite if desired. A second double bedroom and family bathroom complete the upper level.

To the other side of the property, you will find a substantial garage with a separate WC and a first-floor room above – an ideal home office, studio or third bedroom.

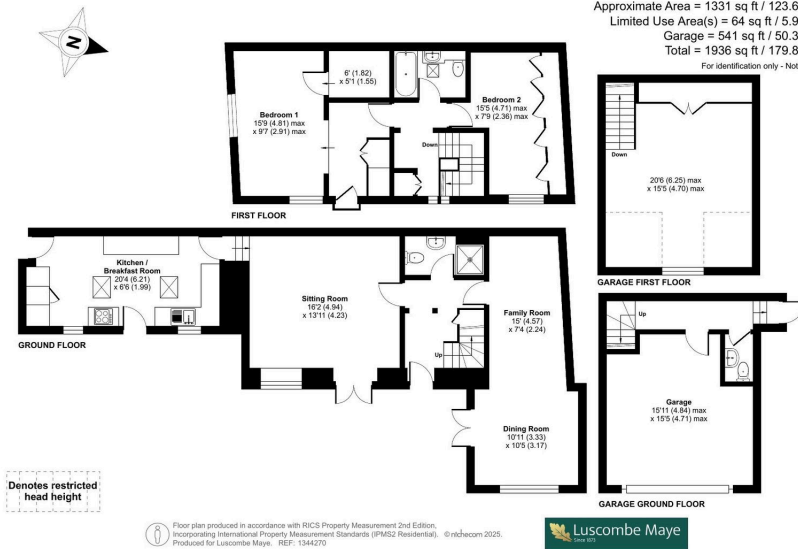
The gardens are a real feature of the property, offering several seating areas to enjoy the sun throughout the day, along with far-reaching views across open countryside. A spring-fed original Butter Well, a pond, and an elevated terrace with a summer house all contribute to the tranquil and picturesque setting.

Ample off-road parking is available on the private driveway, and the layout of the home allows for a variety of living arrangements.



Churchstow, Kingsbridge, TQ7

Approximate Area = 1331 sq ft / 123.6 sq m
Limited Use Area(s) = 64 sq ft / 5.9 sq m
Garage = 541 sq ft / 50.3 sq m
Total = 1936 sq ft / 179.8 sq m
For identification only - Not to scale



- Charming Converted Stable
- Versatile Living Spaces
- Peaceful Village Location
- 3 Double Bedrooms
- Ample Off-Road Parking
- Landscaped Courtyard Gardens
- Countryside Views
- Nearby Bus Stop and Pub
- No Onward Chain
- Short Drive to Nearby Beaches and Towns



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	