







A unique 18th century four bedroom cottage on the banks of the River Avon with its own foreshore and jetty, impressive gardens, woodland and plot extending to 3.5 acres.

- **Waterside Location**
- **Views down the River Avon**
- **Land of approx. 3.5 acres**
- **Private Foreshore**
- **Ample Driveway Parking**
- **Naturally Light and Bright**
- **Character Property**
- **Enchanting Garden**
- **Nearby Amenities and School**
- **Quiet Tranquil Position**
- **Walking Distance to Village**

Waterfoot

Aveton Gifford, Kingsbridge, TQ7 4JN

The ground floor of Waterfoot comprises entrance hall with ample space for shoes and coats, there is an open plan kitchen/dining room with log burner and dual aspect windows providing an abundance of natural light and framing the outstanding views over the River Avon and local countryside. The cosy living room has an open fireplace, slate hearth and a door leading to the beautiful rear garden. Also on the ground floor is a spacious double bedroom that once again benefits from the outstanding views down the river, this room has slate flooring. A modern shower room is located directly opposite with a separate WC.

The first floor has been well thought out and is accessed via two separate staircases. This floor enjoys three spacious double bedrooms all with Velux windows providing an abundance of natural light. The master bedroom is generous in size with a further window at the end of the property offering views right down the River Avon. There is a Jack-and-Jill bathroom comprising bath, separate shower cubicle, pedestal hand basin and WC. Also on this floor is day room with a Velux window and further window overlooking the garden with the woodland area beyond. This offers brilliant space for a further reception room, office or playroom.

The garden has many aspects and wonderful views. To the side and top of the property is a woodland area where you can enjoy your own picnic area and woodland walks right on your own land. Below these are areas where you can sit and watch the wildlife on the river, countryside and garden. Nearer to the cottage are mixed shrub and flower borders, a vegetable plot, soft fruit cage, a small orchard, pond, herbs and more.

Waterfoot also benefits from owning a section of the foreshore with its own jetty providing direct access to the estuary. An additional section of land opposite which is currently used to store canoes, has four large wooden sheds and offers an additional parking opportunities.



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Approximate Gross Internal Floor Area = 161.3 sq m / 1736 sq ft

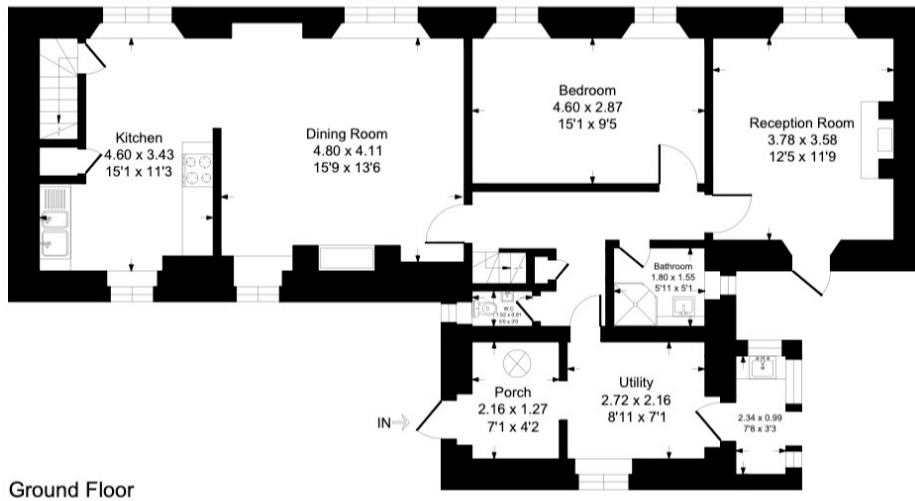
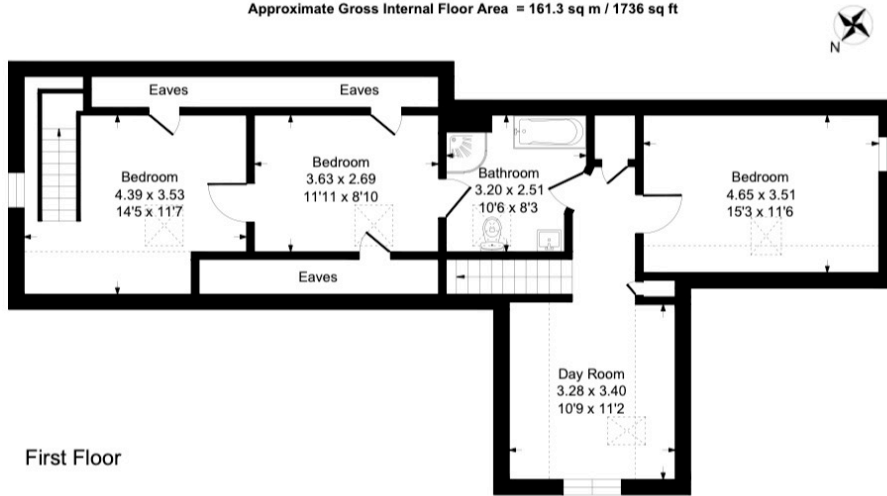


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains water and electricity. Private drainage to septic tank. Solar panels.

COUNCIL TAX

The property is in Council Tax Band E.

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 800178.

DIRECTIONS

Approaching Aveton Gifford from the South take the first left turning and continue past the car park. Continue along the Tidal Road and Waterfoot is on the right hand side. NB Do not attempt this route at high tide.

Should the tide be in, continue straight across the roundabout and take the first left turning into Waterhead and there is a left hand turn in front of Skippers Cottage leading to Waterfoot.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

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