







Orchard Cottage

Kingston, South Devon, TQ7 4QD

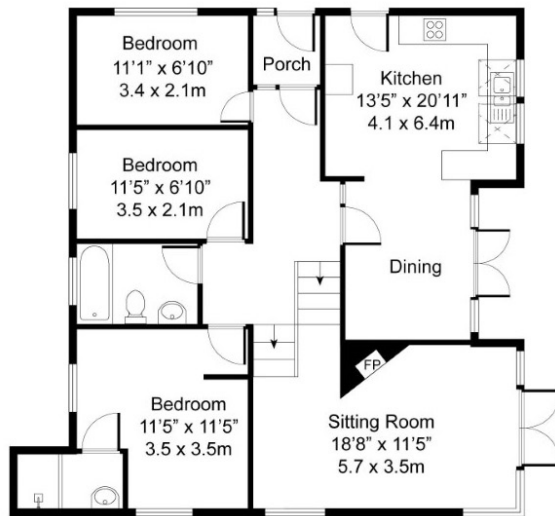
Upon entering, the useful porch area has plenty of space to store coats and shoes. As you walk into the hallway you are welcomed with an abundance of light that travels through the property due to the architecturally designed windows. Double doors lead to the open plan kitchen/diner, fitted with integral oven and hob, plumbing for a dishwasher and sink unit with uniquely designed windows taking advantage of the natural light with wonderful views out to the garden. Ample storage is provided by cupboards either side of the kitchen with space for fridge/freezer plumbing for a washing machine and dryer next to the back door. From the dining area the French doors open onto the higher patio area protected by the garden hedged walls. This is an ideal resting place for a sunny afternoon aperitif. Also on the ground floor are two single bedrooms, one currently utilised as a study, the family bathroom fitted with bath and overhead shower, W/C, hand basin and heated towel rail and finally a double bedroom with en-suite shower room with hand basin. Completing the ground floor is the lower level living room, again, an abundance of light from the thoughtfully designed windows give a spectacular view out to the orchard trees and extensive garden. Double doors give access to a second lower patio area, extending the opportunity to entertain family and friends. An old style cast iron woodburner, bordered with slate tiles gives the space a sense of cosiness even as the open ceiling reaches to a mezzanine area above. From the hallway are the steps up to the mezzanine, a perfect space to curl up with a good book or turn into a separate study space. A large floor to ceiling window boasts a wonderful view across Kingston village. Along the landing is a small shower room with W/C, hand basin and skylight above in the apex of the roof. The second double bedroom sits tucked away with built-in wardrobes and extra storage in the eaves. There are two gravelled parking areas, the second is gated and bordered with hedges to maintain privacy and hide away the oil tank. Through the arched hedge entrance the extensive and serene orchard with mature species of trees brings the feeling of a secret garden, with paths to meander down to the garden shed or to the patio areas. A true gem of a garden to be enjoyed all year round.

A wonderful opportunity to acquire an architecturally designed property set amongst an enchanting and generous garden, in the heart of the unspoilt and thriving village of Kingston.

- Architecturally designed
- Generous sized secluded garden
- Planning permission for carport
- Four bedrooms
- Three bathrooms
- Open plan kitchen/diner
- EV charging point
- Scope to extend STP
- Located in the heart of the village
- No onward chain



3 Church Street, Modbury, Ivybridge, PL21 0QW
Telephone 01548 830 831
modbury@luscombemaye.com
www.luscombemaye.com



Ground Floor

Total area 137 Sq.m (1474 Sq.ft) Approx
(Excluding Outbuildings)

NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



SERVICES

Mains electricity and water, private drainage. Oil fired central heating.

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 830831

DIRECTIONS

From Modbury head towards Kingsbridge on the A379 turning right at Harraton Cross signposted Bigbury on Sea. After a little more than a mile take a right turning signposted Kingston. Continue to the crossroads and turn left into the village then take the right hand turning opposite the thatched cottages. Take the 7th turning on the right as you leave the village and the property can be round on the right hand side at the end of the lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		