







Shoal of Furze

Aveton Gifford, South Devon, TQ7 4NJ

In an elevated position, Shoal Of Furze is a unique Grade II Listed property that has been thoughtfully extended in collaboration with renowned local architect Michael Stopher. The original cottage has been sympathetically improved, retaining much of the character including exposed beams, plank doors and a beautiful spiral staircase. In contrast, the outstanding modern extension has been finished to the highest of standards with uninterrupted south-facing views down the valley towards Bantham. Bathed in natural light, the kitchen and living /dining room features triple aspect windows/doors with access to the garden. The kitchen is of a high specification and flows through to the generous dining area with sliding doors offering indoor/outdoor living with ease. The cosy living room in the original building is a wonderful space with dual aspect windows and log burner. There is an adaptable room on this floor, which offers a great study. The stylish shower room has been finished with high quality fittings and enjoys a skylight with views towards the thatch roof. The two bedrooms will be found on the first floor with outstanding countryside views and character features. Outside, a large elevated deck offers the perfect spot for al-fresco dining whilst enjoying the far-reaching views. The good-sized level lawn is private and secluded with a range of seating areas, fully enclosed by mature hedges. The sloping bank to the rear of the garden has a further seating area where more extensive views of the South Hams rolling hills can be enjoyed. There is also driveway parking for two cars.



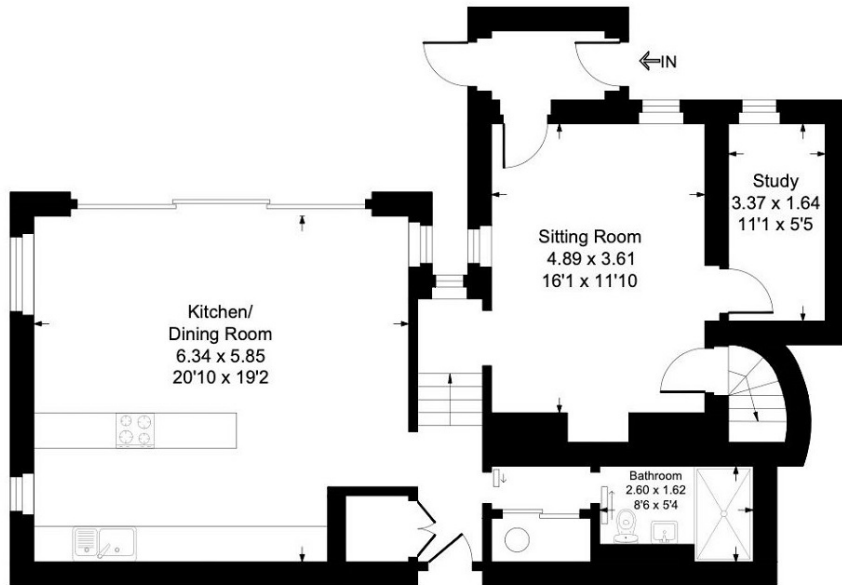
3 Church Street, Modbury, Ivybridge, PL21 0QW
Telephone 01548 830 831
modbury@luscombemaye.com
www.luscombemaye.com

An architecturally unique two bedroom cottage offering the perfect mix of old and new style within a short drive of nearby beaches

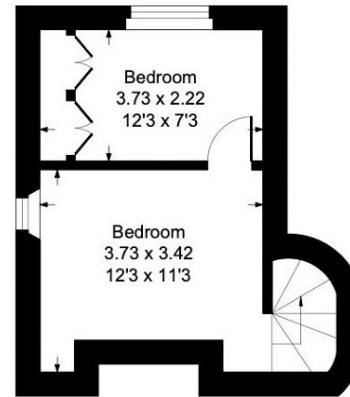
- **Panoramic Countryside Views**
- **Enclosed, Private Garden**
- **Air Source Heat Pump**
- **Architecturally Unique**
- **Adaptable Accommodation**
- **Driveway Parking**
- **South-facing Aspect**
- **Many Character Features**
- **Short Drive to Nearby Beaches and Towns**
- **EPC D**

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Approximate Gross Internal Floor Area = 106.5 sq m / 1147 sq ft



Ground Floor



First Floor

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



SERVICES

Electric: Mains Water: Private shared water supply.. Heating: Air source heat pump. Sewerage: Private drainage on septic tank. Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>

TENURE

Freehold

COUNCIL TAX

Band D

LOCAL AUTHORITY

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

CONSTRUCTION

Standard/non-standard construction including cob walls.

PARKING

Driveway parking.

