







Waterfoot

Aveton Gifford, Kingsbridge, TQ7 4JN

On the ground floor, the accommodation comprises entrance hall, an open plan kitchen/dining room with log burner and dual aspect windows framing the views over the River Avon. The cosy living room has an open fireplace and there is also a spacious double bedroom benefitting from outstanding views down the river, a modern shower room, separate WC and porch with utility area.

The first floor is accessed via two separate staircases and enjoys three spacious double bedrooms all with Velux windows. The master bedroom is generous in size with a window at the gable end offering views down the River Avon. There is a Jack-and-Jill bathroom and a day room with a Velux window and further window overlooking the garden.

The garden has many aspects and wonderful views. To the side and top of the property is a woodland area below this are flat seating spaces to 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 owns a piece of land providing direct access to the estuary. An additional area opposite the house is used to store canoes and has four large wooden sheds The land has the opportunity to be used for development

An 18th Century four bedroom detached cottage lying on the bank of the River Avon with 3.5 acres of garden and woodland, direct water access and land with development potential for home office or additional accommodation (STP).

- **Unique detached cottage**
- **Exceptional waterside location**
- **3.5 acres of garden and woodland**
- **Land with direct water access**
- **Additional land with potential**
- **24 hour access by road**
- **Views over the River Avon**
- **Solar panels**
- **New sewage treatment plant**
- **Short walk to amenities**
- **Nearby popular primary school**



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

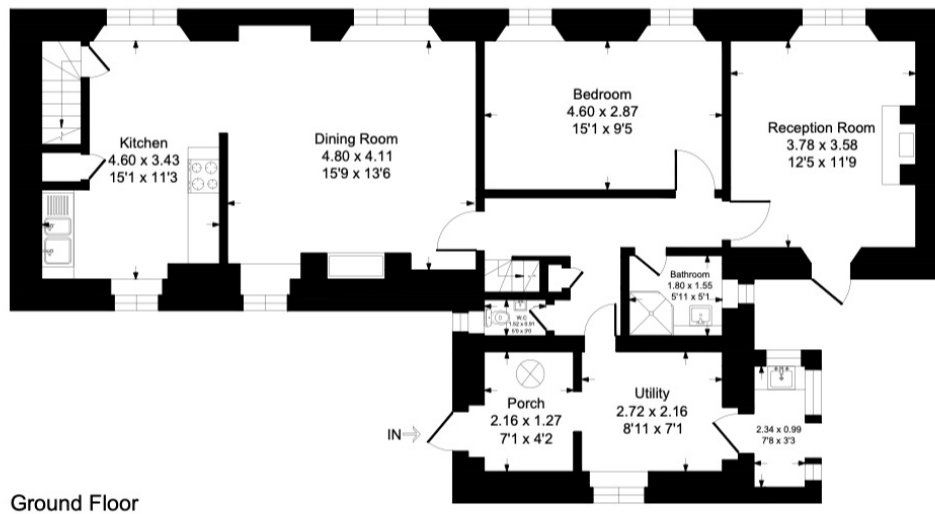
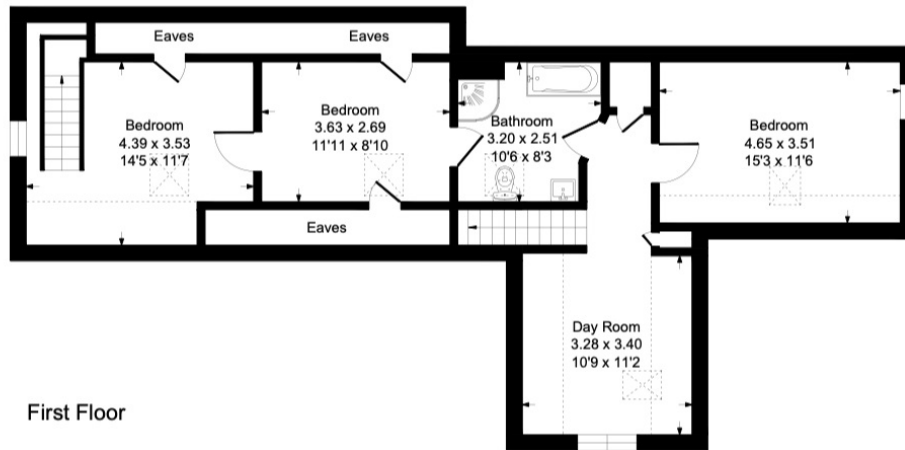


Illustration for identification purposes only, measurements are approximate, not to scale.



FURTHER INFORMATION

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyance process.

Council Tax: Band E.

Tenure: Freehold.

Construction: Standard construction.

Services: Electric: Mains. Water: Mains. Heating: Mains gas. Sewerage: Private - sewage treatment plant. Broadband: ASDL. Solar panels. Mobile signal: <https://checker.ofcom.org.uk/>

Parking: Driveway parking.

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

Viewing: Strictly by appointment with Luscombe Maye, Modbury 01548 800153

