



Luscombe Maye  
Since 1873



# Kingston, Nr Kingsbridge, TQ7 4PU

Guide Price £575,000

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Situated in a quiet cul-de-sac within the sought-after village of Kingston, Cobblestones is a spacious four bedroom detached barn conversion enjoying an abundance of parking, single garage and rear garden.

Cobblestones is reverse level with the first floor offering an open plan lounge/dining room with triple aspect windows, exposed beams, open fire place and door to the rear garden. This naturally light and bright room leads through to the kitchen with integrated appliances, wall and floor mounted storage and views over St. James Church, to the countryside beyond. There is a conservatory with views over the garden, a spacious double bedroom or further reception room and family bathroom comprising bath with handheld shower, large shower cubicle, pedestal hand basin and WC.

The ground floor has a lovely entrance hall with exposed stone walls and an abundance of space for shoes and coats, on this level are three bedrooms including the generous master room with views to the front aspect and a side access. The two further bedrooms have built in wardrobes as well as the further storage in the hallway. There is also another family shower room and utility room with plumbing and space for washing machine and a side access.

Outside, Cobblestones sits on a generous plot with driveway parking for 5 cars to the front, a single garage with up and over door and well-maintained front garden. To the rear is a large, mainly laid to lawn garden which is slightly sloping with a patio area, summer house and hedge borders.

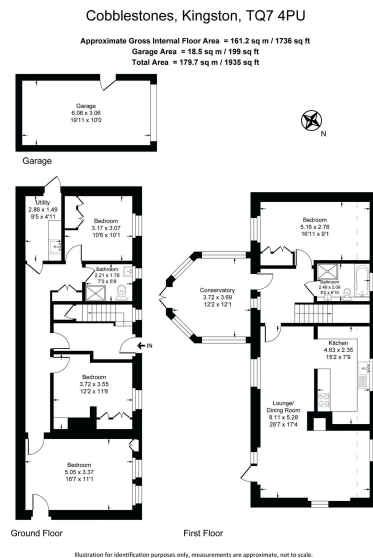
Verified Material Information

Council tax band: G

Tenure: Freehold. Property construction: Standard form

Electricity supply: Mains electricity. Water supply: Mains water supply. Sewerage: Mains. Heating: Central heating (LPG gas fired). Broadband: FTTC





- Spacious family home
- Sought after village location
- Large rear garden
- Countryside views
- Character features
- Abundance of driveway and garage parking
- Walking distance to Wyscombe and Wonwell beaches
- Four bedrooms
- Open plan living space with open fire
- Naturally light and bright throughout

