



Luscombe Maye
Since 1873

Kingston, South Devon, TQ7 4PP

£500,000

3 2 2



This characterful property has been thoughtfully and sympathetically modernised to create a lovely and spacious family home. The ground floor comprises entrance porch with space for shoes and coats, a modern kitchen/dining room finished to the highest of standards with modern appliances and views over the garden. The living room is generous in size with exposed beams and a log burner with stone surround, from the living room French doors lead to a large patio area where countryside views can be enjoyed.

The ground floor also offers a pantry with velux window, utility room with space and plumbing for appliances, a downstairs shower room which is perfect when returning from the beach and a rear porch which has been improved to offer great storage for watersports or countryside equipment.

On the first floor are three double bedrooms, the master bedroom is a spacious room with dual aspect windows framing the countryside views, exposed beams and hand basin. The two further rooms are lovely in size and both benefit from an abundance of natural light. There is also the family bathroom comprising bath with handheld shower, pedestal hand basin and WC.

Outside is the level, enclosed south westerly facing garden with a patio area perfect for al fresco dining, a large lawn, storage shed/workshop and ample driveway parking.

FURTHER INFORMATION

Council Tax: Band E.

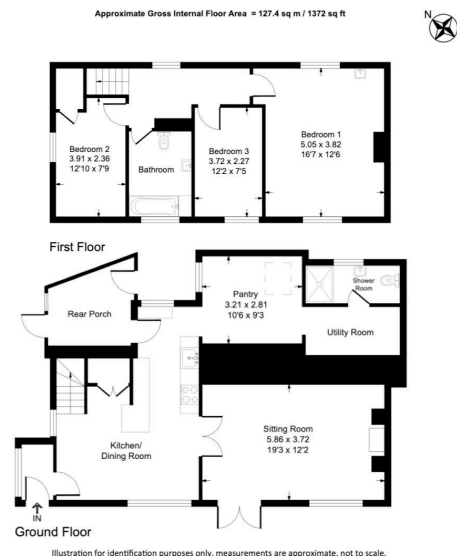
Tenure: Freehold.

Standard construction

Electric: mains. Water: mains. Heating: oil fired central heating.
Sewerage: mains. Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>

Parking: Driveway.





- Characterful Barn Conversion • Ample Driveway Parking
- Level Front Garden
- Excellent Village Pub
- Walking Distance to Wonwell Beach
- Countryside & Church Views
- Short Drive to Modbury Town Centre
- Idyllic Village Location
- Three Double Bedrooms
- Coastal Walks to Bigbury Beach



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		