



Luscombe Maye
Since 1873

Home Farm Close, Kingston

4 2 1



DESCRIPTION

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

The ground floor accommodation comprises entrance hall with space for shoes and coats, generous kitchen/dining room with views over the rear garden and integral access to the double garage. The spacious living room is naturally light and bright with dual aspect windows including sliding doors to the rear garden and a log burner. There is also a shower room on the ground floor, perfect when returning for the nearby beaches!

On the first floor are four double bedrooms, including the generous principal bedroom with dual aspect windows and countryside views. There is also the family bathroom with which is finished to a high standard.

Outside, Roughty Elk occupies a generous plot with driveway parking for two cars at the front leading to the double garage with power, light, water and electric roller door. The garden wraps around the front and side of the property and is mainly laid to lawn with fence boundaries. To the rear is a large lawned garden that is fully enclosed and benefits from a lovely sunny aspect.

SITUATION

Kingston is a sought after village in the South Hams area of South Devon and Cobblestones occupies a superb location within walking distance to both Wyscombe and Wonwell Beaches. The nearest town of Modbury is about 3 miles away, the larger town of Kingsbridge, offering a greater and wider range of recreation and commercial facilities is about 8 miles distant and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network, being about 10 miles to the north.





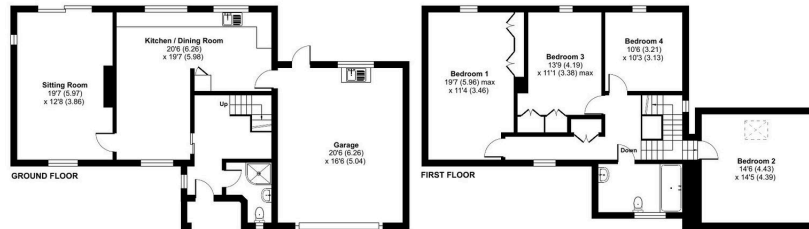
Roughy Elk, Kingston, Kingsbridge, TQ7

Approximate Area = 1702 sq ft / 158.1 sq m

Garage = 340 sq ft / 31.5 sq m

Total = 2042 sq ft / 189.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Luscombe Maye. REF: 1271819



- Detached house
- Sought-after village location
- Nearby amenities
- Double garage
- Generous accommodation
- Walking distance to Wonwell Beach
- Naturally light and bright accommodation
- Driveway parking
- Large garden
- Countryside views



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	