



Luscombe Maye  
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# 1 Orchard Cottages St Ann's Chapel

Guide Price £425,000

3 2 1





## DESCRIPTION

Located less than 2 miles from the stunning South Hams coastline and its golden sandy beaches, this individual semi-detached home is part of a small, exclusive development designed to make the most of its glorious rural surroundings and far-reaching sea views.

On the ground floor there is a wide entrance hallway, a convenient WC and stairs leading to the first floor. At the heart of the home is a spacious open-plan kitchen, dining and living area—perfect for modern family life and entertaining. Bi-fold doors open directly onto the private, enclosed rear garden, blending indoor and outdoor living. The kitchen has been thoughtfully designed with a sleek, modern finish, featuring handle less cabinetry and integrated appliances.

Upstairs, the generous layout continues with three well-proportioned bedrooms. The master bedroom includes a stylish en-suite shower room, while a contemporary family bathroom serves the additional two bedrooms.

Externally, the property boasts a private garden to the rear and off-road parking for two vehicles along with an EV charging point. Just across the road and owned by Chapel Orchard management company is a delightful orchard and allotment. Both of which are available to residents.

## LOCATION

St Ann's Chapel is a small village perfectly located for the coast or country with an excellent general store and Post Office that is stocked with quality fresh local produce for your everyday needs and The Pickwick Inn open 7 days a week. It is just three miles or so from Bigbury on Sea, a delightful seaside village famous both for its excellent beaches and Burgh Island, with its Art Deco hotel and the 14th century Pilchard Inn. For further dining options only a mile away are either the Oyster Shack, Devon's award winning seafood, oyster and shellfish restaurant or the 13th Century Free House, The Journey's End Inn. The Georgian town of Modbury is some four miles distant whilst Kingsbridge is around seven miles away. Both towns offer a superb range of independent shops and facilities.



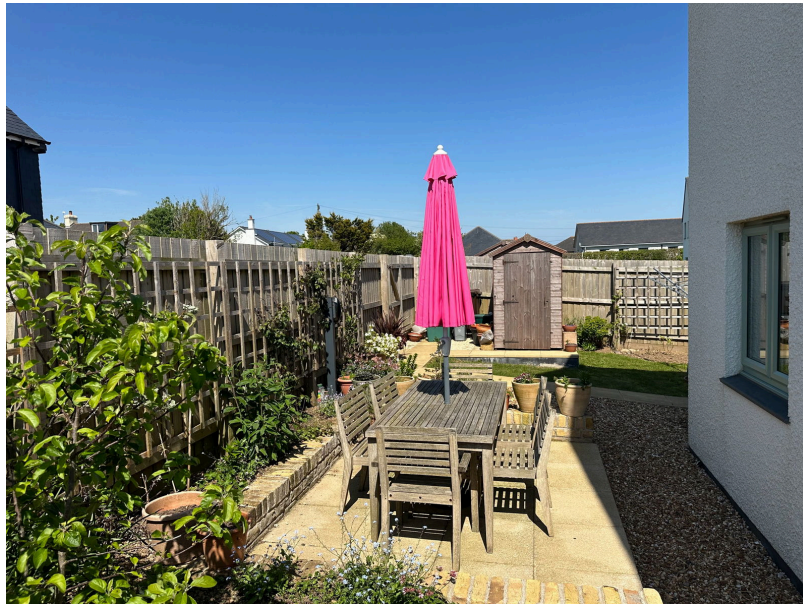


1 Orchard Cottages, St Ann's Chapel, Kingsbridge, Devon, TQ7 4HQ

Approximate Gross Internal Floor Area = 119.1 sq m / 1282 sq ft



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



- Breathtaking sea and rural views
- Short drive from stunning sandy beaches
- Underfloor heating throughout the ground floor
- 8 years remaining of a 10 year LABC warranty
- Off road parking for two cars & EV charging point
- Three bedrooms, including a master with en-suite shower room
- Spacious open-plan kitchen, lounge & dining area
- Off road parking for two cars & EV charging point
- Private enclosed garden
- Access to communal allotments and orchard

