

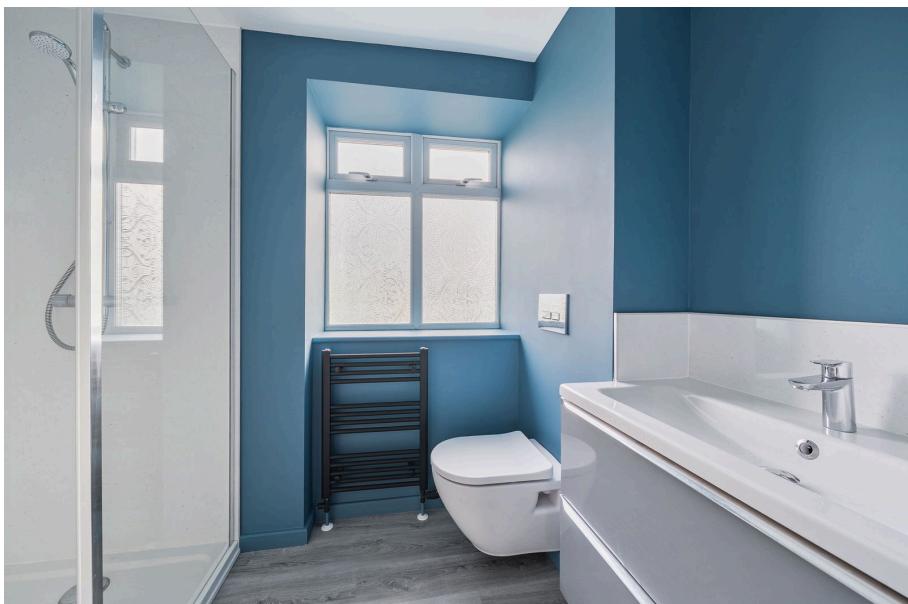


Luscombe Maye

Since 1873

22 Hilltop, St Anns Chapel, Nr Bigbury, South Devon

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DESCRIPTION

Set within the highly sought-after village of St Anns Chapel, 22 Hilltop is a beautifully modernised and spacious family home, enjoying a private setting, contemporary finishes and far-reaching countryside views.

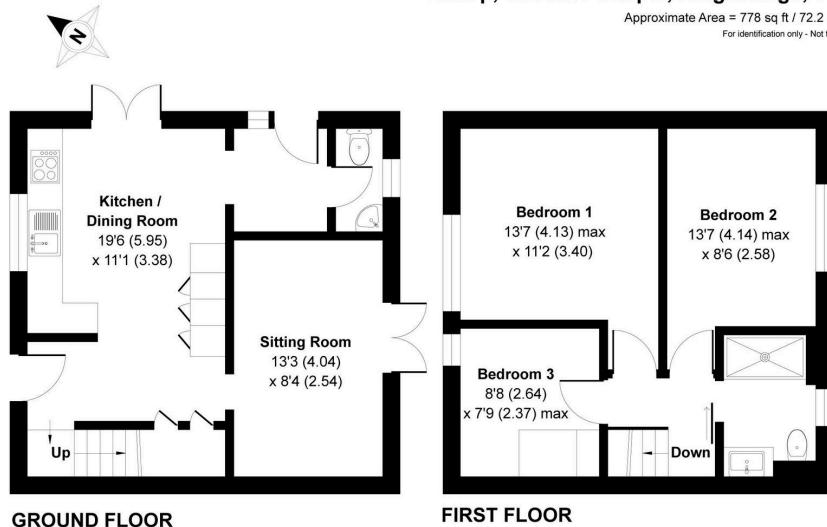
Finished to an exceptional standard throughout, this three-bedroom semi-detached property has been thoughtfully updated to create a low-maintenance yet stylish home. The ground floor opens into a welcoming entrance hall with access to a convenient cloakroom. The generous kitchen is well-appointed with integrated appliances, ample storage and a breakfast bar, with French doors opening onto a raised terrace that perfectly frames the stunning rural outlook. Leading from the kitchen, the living room is filled with natural light and benefits from French doors opening onto a further private terrace, ideal for relaxing or entertaining. The ground floor is deceptively spacious, with countryside views and natural light enjoyed throughout.

Upstairs, the first floor continues to impress with two generous double bedrooms, a well-proportioned single bedroom with lovely views, and a modern family shower room featuring a large shower cubicle, vanity hand basin, heated towel rail and WC.

Outside, 22 Hilltop boasts a gently sloping wrap-around garden, mainly laid to lawn and complemented by several patio areas to enjoy the sun throughout the day. The garden is wonderfully private, bordered by the surrounding South Hams countryside. A pathway leads from the property to an allocated parking space, with additional visitor parking available on a first-come, first-served basis. To the front of the house, a convenient footpath provides easy access to the local shop and public house.

As well as being fully refurbished to a high standard throughout, the current owners have also replaced the roof and fully insulated the property throughout.





Hilltop, St. Ann's Chapel, Kingsbridge, TQ7

Approximate Area = 778 sq ft / 72.2 sq m
For identification only - Not to scale

- No onward chain
- Private setting with far-reaching countryside views
- Spacious kitchen with integrated appliances
- Wrap-around garden with lawn and multiple patio areas
- Beautifully modernised three-bedroom semi-detached home
- Newly renovated to the highest of standards
- Light-filled living room with French doors to a private terrace
- Contemporary family shower room
- Allocated parking space plus additional visitor parking

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Luscombe Maye. REF: 1401814

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
78	85	

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Use the QR code for further "Material Information" about this home