



Luscombe Maye

Since 1873

# Aveton Gifford, Nr Kingsbridge, South Devon

Guide Price £525,000

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## DESCRIPTION

Situated on the outskirts of the popular village of Aveton Gifford, Stone Barton Cottage is a well-presented three/four bedroom semi-detached house surrounded by a large garden, with private parking and amenities within walking distance.

The property comprises entrance porch, a naturally light kitchen with an abundance of mounted storage, integrated appliances and space for dining table, with stairs leading to first floor. There is also a utility room leading to a shower room with WC. The ground floor also contains the dining room overlooking the rear and the sitting-room with dual aspect windows and French doors with steps leading up to the garden.

On the first floor are two spacious double bedrooms and an office/single third bedroom. Both the master bedroom and twin bedroom have built-in storage and overlook the beautiful garden, the former leading into a spacious dressing room/fourth bedroom. There is also the family bathroom comprising bath with shower over, glass shower screen, vanity hand basin with surrounding storage, WC, large airing cupboard and electric wall heater.

Stone Barton Cottage lies below a large garden, the whole occupying a generous plot. Mainly laid to lawn, the garden has an array of mature trees and shrubs, a pond and flowers adding beautiful colour throughout the summer months. It offers a range of seating areas, hard standing for a shed and gives brilliant potential to add a home office pod if required – and/or a summer house at the top, where far-reaching countryside views can be enjoyed. The property also benefits from a spacious detached single garage with loft space and external power points, and forecourt parking.

The Vendor has replaced the tiled roof in July 2024 and parts of the flat roof were replaced in 2023.

## SITUATION

Aveton Gifford is a small rural village in the south of Devon. It lies at the head of the estuary of the River Avon or Aune. It receives its



Stone Barton Cottage, TQ7 4LE  
 Approximate Gross Internal Floor Area = 108.5 sq m / 1168 sq ft  
 Garage Area = 13.9 sq m / 150 sq ft  
 Total Area = 122.4 sq m / 1318 sq ft

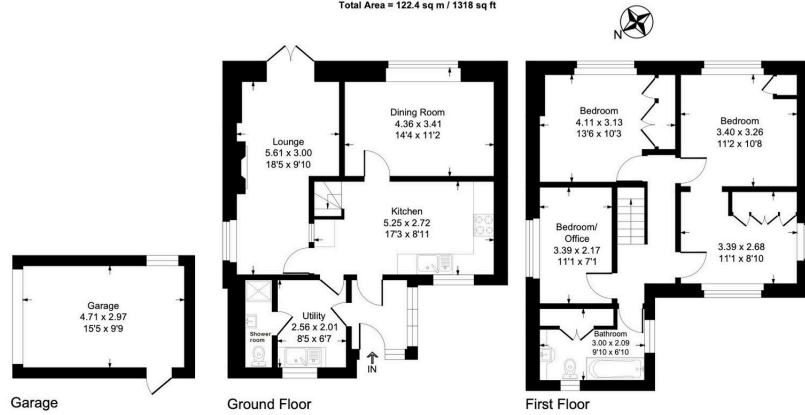
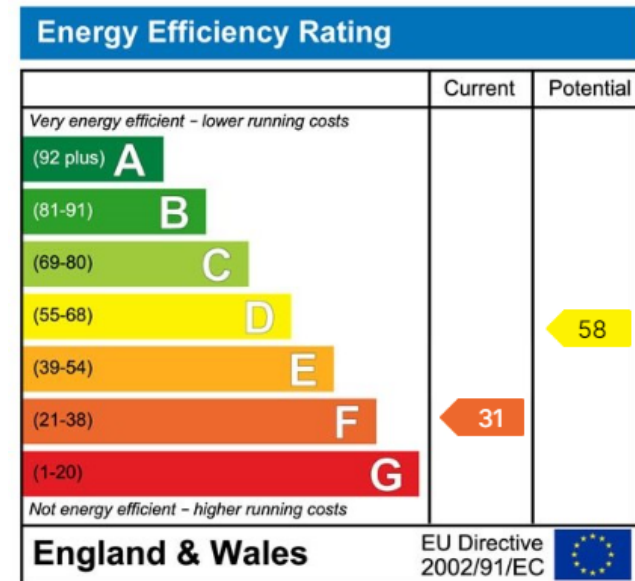


Illustration for identification purposes only, measurements are approximate, not to scale.

- Three/Four bedrooms
- Large garden
- Single garage & forecourt
- Nearby countryside walks
- Easy access to A38
- Utility room
- Walking distance to village centre
- Short drive to nearby beaches
- Quiet countryside location
- Well-presented throughout



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