



CHI

KYLE COTTAGE

AVETON GIFFORD



TQ7 4LR



KYLE COTTAGE

LOWER GROUND FLOOR

Living/Dining Room | Kitchen | Conservatory

GROUND FLOOR

Entrance Hallway | Shower Room

FIRST FLOOR

Bedroom 1 | Bedroom 2 | Bedroom 3

SECOND FLOOR

Hobby Room

EXTERNAL

Tiered Garden | Garage



“A lovely cottage with spacious bedrooms and garden ”...

Kyle Cottage is a characterful home with a warm, homely feel, offering spacious accommodation over three floors. The hallway with slate flooring provides practical space for outdoor gear and leads to the upper and lower floors.

- Characterful Cottage
- 3 Spacious Bedrooms And A Hobby Room
- Tiered Garden With Stone Garage
- Village Location With Post Office And Shop
- On Bus Route Plymouth-Dartmouth

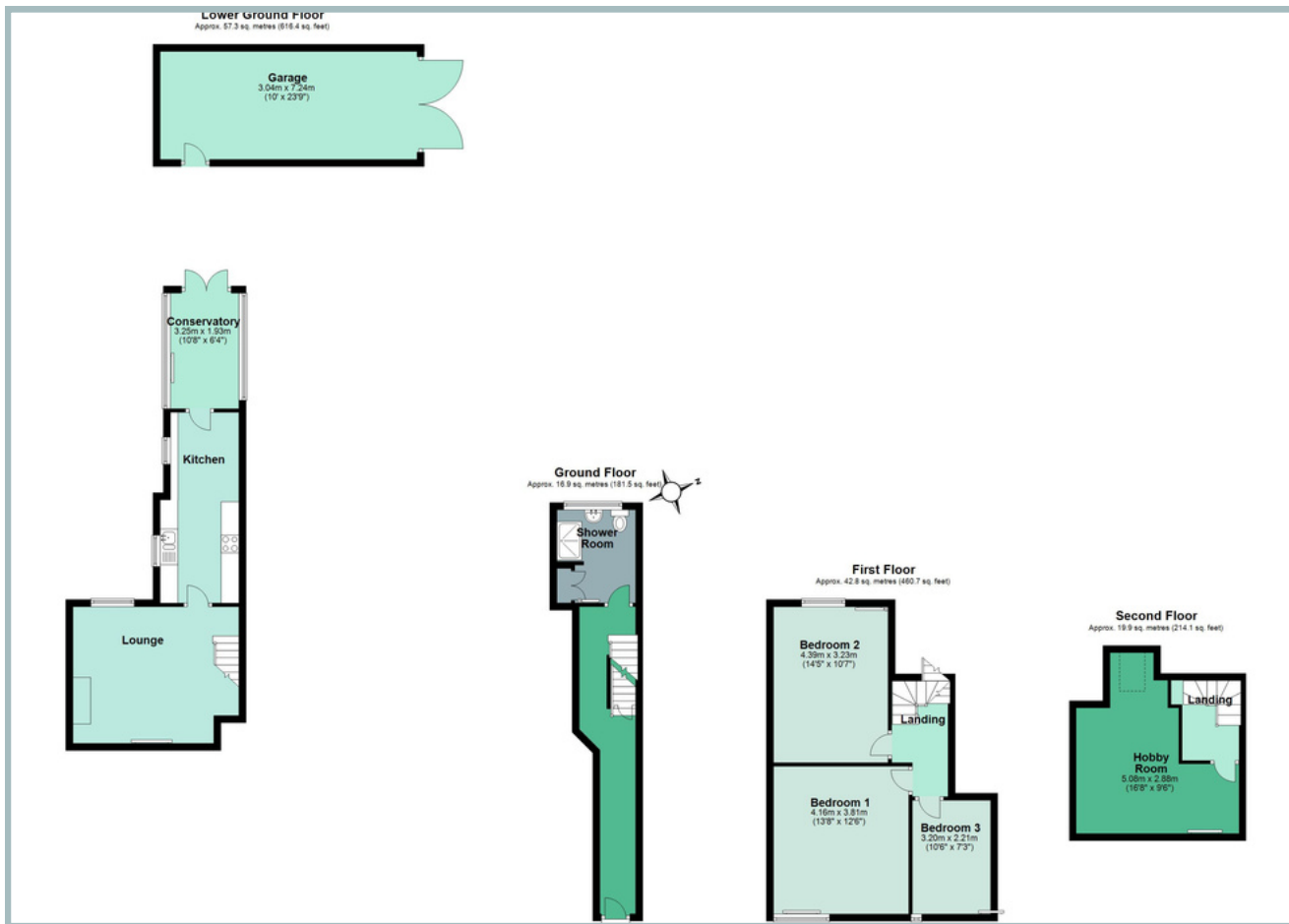
The sitting room, with feature beams and a multi-fuel stove on a stone hearth, creates a cosy winter retreat. The dining area overlooks the garden. The adjacent galley kitchen, with triple-aspect windows, integral Lamona oven, hob, and dishwasher, provides ample storage and worktop space. Steps lead to a bright conservatory with vinyl flooring and doors opening onto the garden. The tiered garden features a stone-built garage at the lower level, ideal for extra storage, and includes a pond, meandering pathways, and well-kept borders. A gate provides access to open countryside, with additional side access for bins.

Upstairs, the first floor comprises three bedrooms: bedroom 1 features a built-in wardrobe, the second has a window seat with garden and countryside views, and the third is ideal as a guest room or home office. A staircase from the first floor leads to a spacious loft, currently used as an office, with under-eaves storage. The contemporary bathroom has a walk-in shower, fully tiled walls, a pine ceiling, and a window overlooking the garden.

Kyle Cottage presents a wonderful opportunity as a main residence or holiday retreat, with no restrictions on letting, in a friendly village setting.



TOTAL APPROXIMATE AREA: 136.8 SQ M 1472.7 SQ FT



IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



113 FORE ST, KINGSBRIDGE TQ7 1BG
kingsbridge@charleshead.co.uk
01548 852 352
www.charleshead.co.uk

Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Oil Fired Central Heating. Solar Panels

EPC: Current D (61) Potential B (84)

Viewings: Very strictly by appointment only

Location: Aveton Gifford lies on the western bank of the River Avon, deep in the South Hams in an Area of Outstanding Natural Beauty. The village is probably best known for its 15th Century bridge which was built to replace the ancient ford. There is a public house with a restaurant, church, nursery/primary school, village shop and it is on the bus route. The village also has a tennis club, a children's playground and a large green. The Avon River and Estuary which is renowned for its abundance of wildfowl and it is navigable downstream to Bantham and out to sea, tide permitting is within walking distance.

Directions: From our office, continue up to the top of Fore Street and turn left onto Plymouth Road. Follow A379 until you reach the roundabout in Aveton Gifford. Take the 3rd exit and continue up Fore Street. The property is located just after the red telephone box on your left.

What Three Words: ///abacus.breakfast.roses

Salcombe 8.8 miles - Totnes 14.4 miles (Railway link to London Paddington) - Kingsbridge 4.9 miles