



Luscombe Maye

Since 1873

Apple Cottage, Yalberton Road

£360,000

3 3 1



DESCRIPTION

Luscombe Maye are delighted to bring to market this charming three-bedroom cottage which perfectly blends character and comfort, tucked away in a beautifully peaceful setting. Boasting two parking spaces and two delightful outside areas ideal for entertaining, this is a home designed to be enjoyed both inside and out.

Upon entering, you are welcomed into a quaint porch, a practical yet characterful space that sets the tone for the rest of the property. A conveniently located guest WC sits just off this entrance. From here, you step into the heart of the home – a beautifully spacious living and dining area with stunning natural oak floors and underfloor heating throughout. Flooded with natural light and rich in original features, this inviting space enjoys lovely views out to your outdoor space, creating a seamless connection between indoor and outdoor living. Whether relaxing with family or hosting guests, this room offers warmth, charm, and versatility for all lifestyles.

The modern kitchen with a beautiful cottage aesthetic sits just off the main living area, thoughtfully positioned to create a natural and sociable flow throughout the ground floor.

Upstairs, are three well-proportioned bright and airy double bedrooms, and a stunning family bathroom. The upper floor is a truly special space, with striking original beams running throughout – adding depth, texture, and a sense of history that feels almost like living artwork. The family bathroom is beautifully appointed, offering a calm and stylish retreat and elegant design touches, perfectly complementing the character of the home.

This unique cottage effortlessly combines period charm with modern comfort, making it an ideal home for families, couples, or individuals seeking something truly special.

DIRECTIONS

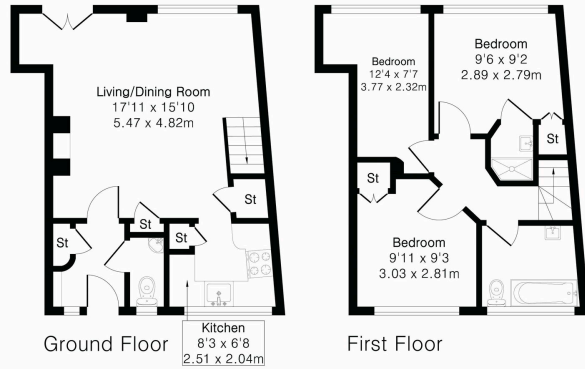
What3Words - equal.lands.hips



Approximate Gross Internal Area 758 sq ft - 70 sq m

Ground Floor Area 379 sq ft – 35 sq m

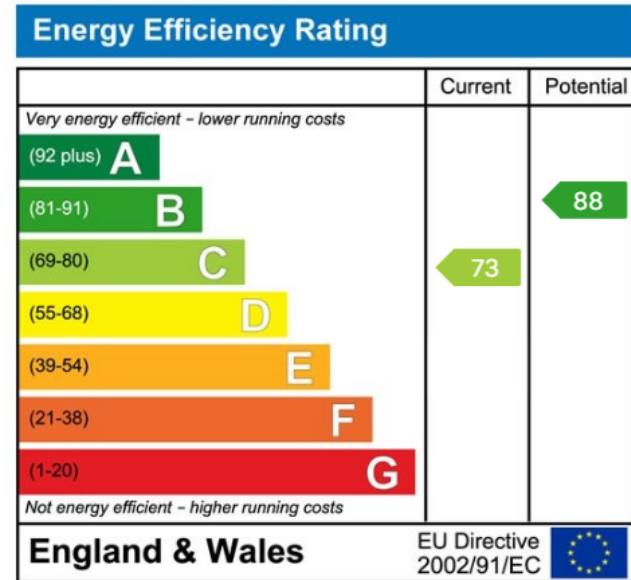
First Floor Area 379 sq ft – 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Three Double Bedrooms
- Front Outdoor Space
- Rear Outdoor Space
- Two Parking Driveway
- Underfloor Heating
- Double Glazing
- Natural Oak Floor
- Period Features
- Charming Cottage
- Flooded with Natural Light



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Totnes:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com