



Luscombe Maye

Since 1873

Kingston, South Devon, TQ7

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An immaculately presented four bedroom detached house set in an elevated position within the sought after village of Kingston and within walking distance to an idyllic hidden gem of a beach.

Upon entering, you are welcomed to a spacious entrance hall with wood flooring and a beautiful, vaulted ceiling with Velux windows and galleried landing allowing an abundance of natural light to flood the ground floor. From the entrance hall is the spacious living room with dual aspect windows, sliding door to the garden and a log burner. There is also a useful study with views to the front aspect. On the other side of the property is the kitchen which has been finished to a high standard, open plan to the dining area with far-reaching views and additional living area which is perfect for entertaining. The modern kitchen has a range of integrated appliances, Quartz worktops throughout, sink with boiling water tap overlooking the garden and a large central island. A side door leads you to an inner hallway, downstairs cloakroom with WC and hand basin, a well-appointed utility room with a stable style door giving access to the back garden. Down a couple steps is the generous double garage with up and over door to front and it is home to the **biomass boiler**. From the first-floor galleried landing is the large master bedroom with beautiful views to the countryside and Bigbury. This generous space benefits from built-in wardrobes and a modern en-suite bathroom with underfloor heating. Along the spacious corridor are three further double bedrooms, with the second bedroom benefiting from views over the garden to the South Hams countryside beyond. There is a well presented family shower room with underfloor heating and large cupboard, utilised as a spacious airing cupboard.

Gated parking provides ample space for cars, a boat or a caravan/ camper van in front of the double garage. The front patio enjoys a wonderful private seating area, perfect for al-fresco dining. A pathway wraps around the back of the house joining to the lovely large and level lawned area, space to enjoy a summers day barbeque which is bordered with blossoming camellias and a magnolia tree, amongst an array of mature shrubs. The lawn gently slopes around the back of Oakley Cottage, up to the corner of the plot where there is an are suitable for creating raised beds for vegetable growing.





Kingston, Kingsbridge, TQ7

Approximate Area = 1861 sq ft / 172.8 sq m (includes garage)
Limited Use Area(s) = 129 sq ft / 11.9 sq m
Garage = 326 sq ft / 30.2 sq m
Total = 2316 sq ft / 214.9 sq m

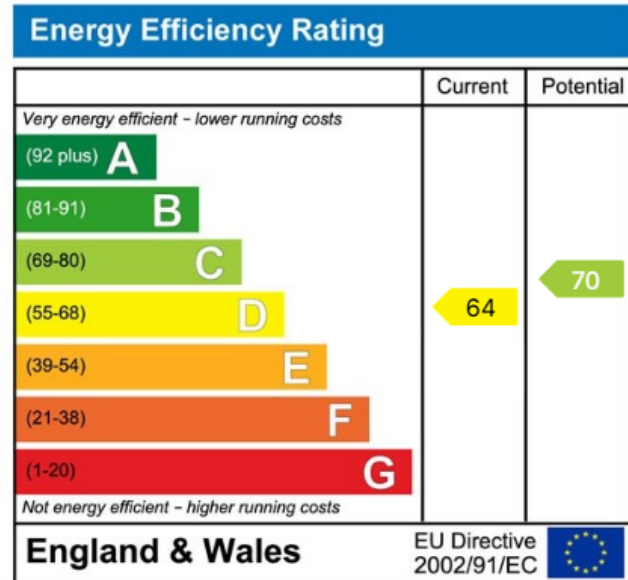
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2025. Produced for Luscombe Maye. REF: 1303051



- Four bedroom detached house
- Walking distance to the beach
- High quality modern kitchen
- Double garage
- Attractive, well maintained gardens
- Sought after village location
- Light and spacious accommodation
- Master bedroom with en suite
- Gated parking for multiple vehicles
- BIOMASS BOILER



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.



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