



Luscombe Maye

Since 1873

# Aveton Gifford, Kingsbridge, Devon, TQ7 4NT

3 2 1



## DESCRIPTION

Set in a unique position within Aveton Gifford, Wildbank is a beautifully presented three bedroom property enjoying a generous plot and access to the wonderful River Avon.

The ground floor accommodation is deceptively spacious with immaculate finishes, to the front of the property is a spacious double bedroom with dual aspect windows leading through to the spacious entrance hall with character features and a downstairs shower room, perfect after a muddy walk or trip to the beach. The living room is a lovely room offering a cosy feel with log burner, to the rear of the house is the amazing kitchen which has been finished to high standards with a range of integrated appliances, ample space for a dining room table and sliding doors leading to the extensive rear garden. The ground floor also offers a boot room, pantry and utility room with pellet boiler.

Stairs lead from the entrance hall to the first floor landing, on this level two further double bedrooms can be found, the bedroom to the front of the property enjoys far-reaching views along the river Avon towards Loddiswell and the master bedroom to the rear also benefits from similar views in the opposite direction. The family bathroom is beautiful with a lovely choice of tiles and finishes.

Wildbank enjoys a generous plot, the initial courtyard garden is incredibly private and quiet whilst benefiting from a lovely sunny aspect, the ideal spot for al fresco dining throughout the summer. From the garden, the lawn continues around the parking area to a large enclosed garden with access down to the river Avon for water access throughout the year. There are two parking spaces to the rear of the property with another space to the front.

There is also granted planning permission for 2 further bedrooms above the kitchen. (Planning application number: 0927/24/HHO)

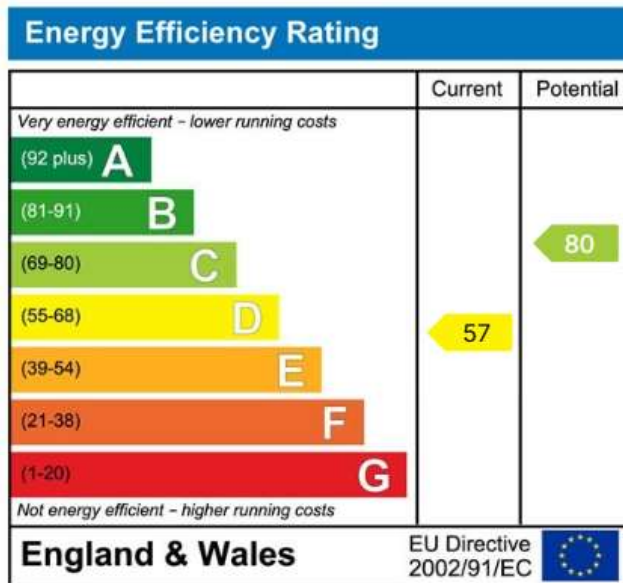


Wildbank, Avon Bridge, Aveton Gifford, TQ7 4NT  
 Approximate Gross Internal Floor Area = 146.5 sq.m = 1592 sq.ft

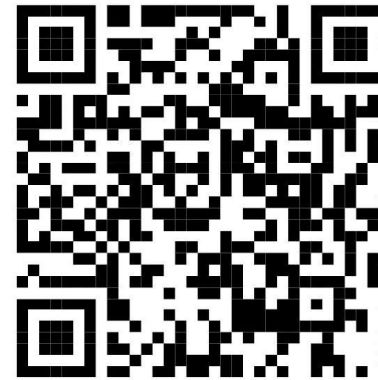


Illustration for identification purposes only, measurements are approximate, not to scale.

- Three double bedrooms
- Access onto the River Avon
- Driveway parking
- Modern finishes
- Far-reaching water and countryside views
- Large garden
- Walking distance to primary school and amenities
- Sought-after village location
- Short drive to nearby beaches
- Naturally light and bright



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

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