



Southside, Wakeham New Barn, Aveton Gifford

Guide Price £895,000

HARRIET
GEORGE



Southside, Wakeham New Barn

Aveton Gifford, Kingsbridge

- Easily accessible to some wonderful beaches
- Kingsbridge Community College Catchment
- Open plan kitchen living area with wood burning stove
- Bespoke cabinetry and excellent storage
- Underfloor heating on the ground floor
- Air source heat pump and PV panels
- Wood fired hot tub and outside thermostatic shower
- Starlink, Tesla EV charger and Powerwall Battery
- Ample driveway parking
- Landscaped grounds of around 0.5 acre

Surrounded by unspoilt rolling fields, in an "Area of Outstanding Natural Beauty", Southside combines rural tranquility with the ability to easily access the wonderful sandy beaches on the South Devon Coast. The closest village is Aveton Gifford which has a general store with post office and primary school.

The small and delightful Georgian market town of Modbury is around an 6 minute drive away and offers a good range of local shops including a butcher, baker, grocers, chemist, delicatessen and a number of gift shops, cafes and art galleries. Other amenities include a primary school, health centre, dentist, veterinary surgery, two hairdressers, yoga studio and two pubs.

For more comprehensive shopping, Kingsbridge is to the south and Plymouth is about 15 miles to the west.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A



Completed about 9 years ago, Southside is a stunning example of a Class Q barn conversion capturing characterful features such as exposed beams and vaulted ceilings creating exceptionally spacious accommodation and breathtaking views across the surrounding countryside from virtually all rooms.

The generous entrance hall sets the tone for the whole house where space and light are the theme throughout. The ground floor living accommodation is largely open plan with an impressive double-sided brick fireplace with wood burning stove dividing the living area from the kitchen dining area, creating a wonderfully sociable space for modern family living and entertaining. Bi-fold doors seamlessly link both rooms to the garden and create perfect inside, outside living with unspoilt countryside views. The kitchen has polished concrete worktops, integrated appliances and an adjacent pantry, utility room and shower room. Beyond the main living accommodation is a generous games/TV room as well as an en-suite double bedroom.

The first floor galleried landing is a real feature of the house and leads to 3 double bedrooms. The principal suite has an open plan bath, dressing area and separate en-suite shower room. The other two bedrooms share a family bathroom.

Set in half an acre of grounds, the gardens have been sympathetically designed to reflect the natural setting. The paved terrace off the dining area merges with the level lawn and pathways meander through borders planted with grasses. Beyond the formal garden is a paddock with raised beds and maturing fruit tree orchard.

At the front of the property is a gated driveway with plenty of parking and an EV charger. In addition, there is also a bespoke home office pod, garden shed and stores.

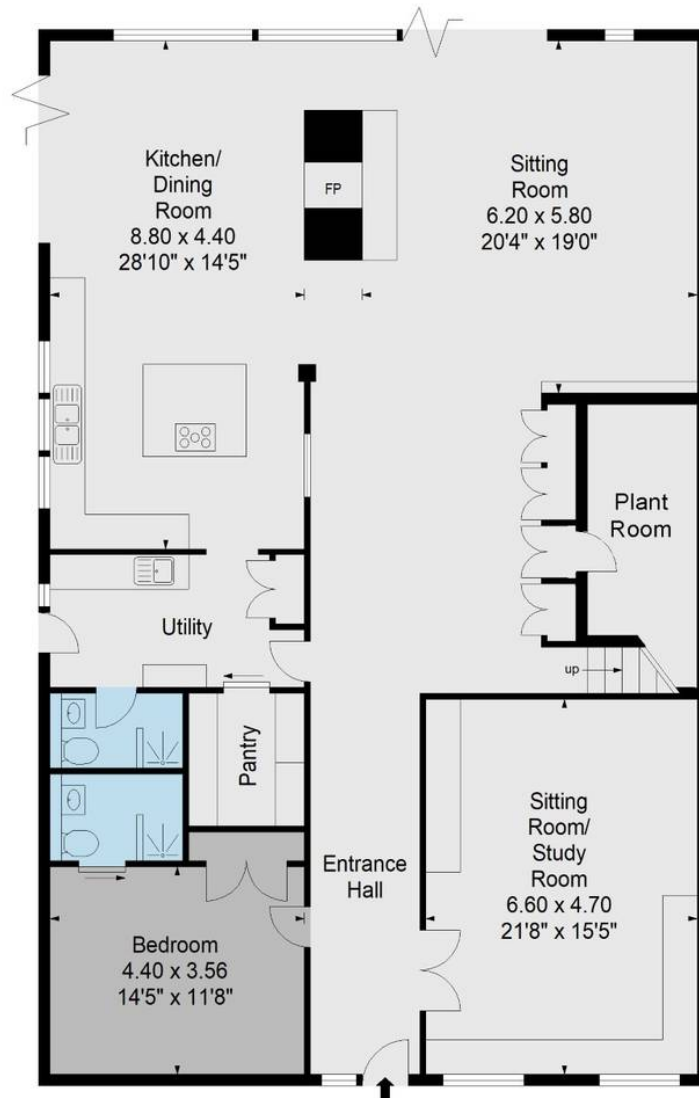
SERVICES

Mains electricity. Air source heat pump. Private water and drainage. PV panels.





Approximate Gross Internal Area = 312 sqm / 3358 sq ft



Ground Floor



First Floor

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

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