

# £235,000

# FOR SALE



## 2 Bedroom Cottage, West Alvington

- ❖ 2 Bedroom Cottage
- ❖ No Onward Chain
- ❖ Generous Sunny Garden
- ❖ Two Reception Rooms
- ❖ Council Tax Band B
- ❖ Gas Central Heating
- ❖ Popular Village Location
- ❖ Walking Distance to Schools
- ❖ Character Cottage Features
- ❖ Modern Bathroom & Kitchen
- ❖ Property Requires Work Throughout



## 2 Stone Cottages, West Alvington

### Property Summary:

Charming two double bedroom cottage in West Alvington, blending character features with a modern upstairs bathroom and flexible living space. Sunny courtyard and generous garden with further potential, ideal for first-time buyers or those looking to downsize. The property does require work throughout though larger jobs such as windows and rear roof has been completed already.

### About the Area:

West Alvington is situated just on the outskirts of Kingsbridge and has a charming village school, an impressive church and a village hall in its midst. The village is within the catchment for Kingsbridge Secondary School too. The village is located within a short distance from some stunning beaches in Bantham and Thurlestone and there are some wonderful walks either through fields or woods on your doorstep. It is also on the bus route between Kingsbridge and Salcombe which makes it easy to get around.



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## The Property:

Situated along the main road through West Alvington, 2 Stone Cottages is a quintessential Devon home, full of charm and character, yet thoughtfully updated to suit modern living.

The property is entered directly into a cosy yet bright reception room, enjoying a dual aspect that allows natural light to flow through the space. With built-in storage and practical, easy-to-maintain flooring, this room offers a welcoming introduction to the home and a comfortable place to relax.

From here, an inner hallway provides access to the first floor, along with a versatile additional room currently used for storage. Shown as a dining room on the floorplan, this space would lend itself equally well as a study or utility area, depending on requirements.

The kitchen sits to the rear of the property and is arranged in a classic galley style. It offers space and plumbing for a washing machine, room for a fridge freezer, and an electric oven with hob and extractor over. A bright and sunny room, it enjoys direct access out to the courtyard and garden beyond.

Upstairs, the cottage offers two well-proportioned double bedrooms, positioned to the front and rear respectively. Both rooms are comfortable in size, with the rear bedroom enjoying a pleasant outlook over the garden. A particular advantage of this property is the reconfigured layout, allowing for a modern bathroom on the first floor. Finished to a good standard, it comprises a walk-in shower, WC, basin and heated towel rail.

Externally, the property continues to impress. Immediately adjacent to the house is a small, sunny courtyard — perfect for a morning coffee — while a pathway leads down to a larger garden area. With a substantial shed already in place, this space offers excellent potential for those looking to create a more established garden or productive outdoor area.

The property would benefit from further updating throughout, such as requiring new flooring throughout, re-skimming of walls, redecoration throughout and general cosmetic improvements. Significant improvements including replacement windows and works to the rear roof have already been completed, making it an excellent opportunity for first-time buyers, downsizers or those looking to put their own stamp on a character home.

## Further Information & Services:

**Tenure:** Freehold.

**Council Tax Band:** Band B

**EPC Rating:** D

**Construction Type:** Standard stone construction. New windows throughout and roof to the rear and the flat roof above the kitchen all recently replaced.

**Services:** Mains Water Supply, Mains Drainage, Mains Electricity, Gas Central Heating.

**Mobile Coverage:** According to Ofcom, mobile coverage is available from major providers. Signal strength may vary.

**Broadband Availability:** Ultrafast fibre available – speeds up to 1800 Mbps (according to Ofcom)

**Flood Risk:** According to the Environment Agency, the property is in low risk flood zone. Buyers are advised to conduct their own due diligence.

**Planning or Development Issues:** Development on West Alvington Hill currently in progress.

**Restrictive Covenants / Rights of Way:** None known

**Location Above/Adjacent to Commercial Premises:** No.

## Additional Notes

Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.

## Disclaimer

*Every effort has been made to ensure the accuracy of these property details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. All measurements, floor plans, and photographs are provided for guidance only and may not be to scale. Services, systems, and appliances listed have not been tested by the agent and no guarantees can be given as to their working order. Buyers are advised to obtain verification from their solicitor or surveyor before proceeding with any purchase. If the property is above or adjacent to a commercial premises, mortgage availability may be affected and independent financial advice should*

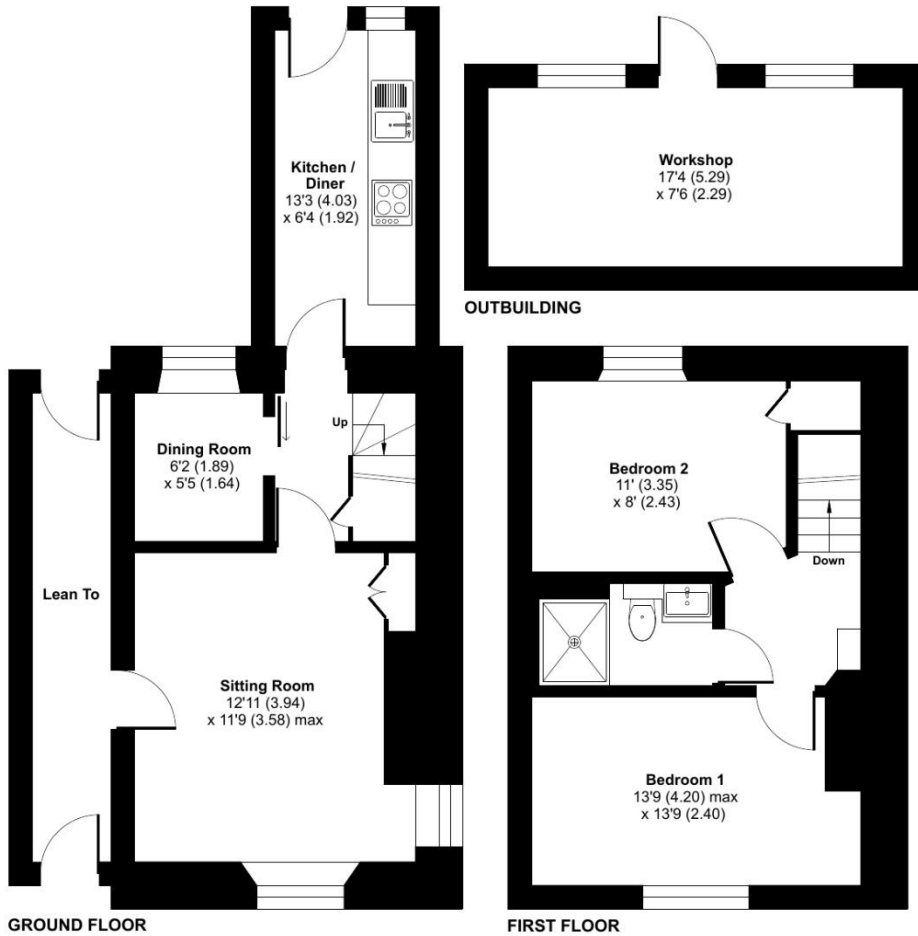
# Stone Cottages, West Alvington, Kingsbridge, TQ7

Approximate Area = 611 sq ft / 56.7 sq m (excludes lean to)

Outbuilding = 130 sq ft / 12 sq m

Total = 741 sq ft / 68.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1449896



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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