

# ANCHOR COTTAGE AVETON GIFFORD



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

# ANCHOR COTTAGE

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## DESCRIPTION

This charming, attached cottage enjoys a tucked-away position in the popular village of Aveton Gifford. The cottage has a warm and welcoming environment, beautifully presented by the current owners, providing versatile accommodation which includes 3 bedrooms, living/dining room, kitchen, utility, Study/bed 4, bathroom and ensuite. Delightful gardens set at the rear, with a drive and garage to the front.

## ACCOMMODATION

An attractive porch with double doors opens into a bright hallway with stairs to the first floor and doors into the living room and utility area. The living/dining room is a wonderful light space in which to relax with a large bay window to the front aspect, French doors leading out to the garden from the dining area and centred around a charming feature fireplace with an inset log burner. The dining area flows nicely into the kitchen where the light floods in through a ceiling lantern. The kitchen is fitted with a modern range of units incorporating granite worksurfaces and integrated appliances. The kitchen flows into a well-equipped utility area leading to a cloakroom/WC and a separate study or occasional 4th bedroom if required.

On the first floor, the accommodation is again generous in proportion with 3 double bedrooms including a superb master suite with a bay window, fitted wardrobes and an ensuite shower room.

## OUTSIDE

The established rear garden is beautifully presented with a range of mature plantings and a raised patio area. At the front of the cottage is driveway parking for one vehicle and a single garage.

## LOCATION

Aveton Gifford lies on the western bank of the River Avon, deep in the South Hams in an Area of Outstanding Natural Beauty. There is a public house with a restaurant, church, nursery/primary school, village shop and it is on the bus route. The village also has a tennis club, cricket club, children's playground and a large green within walking distance. The nearest sandy beaches are Bigbury-on-Sea, Bantham and Burgh Island, surrounded by outstanding scenery and cliff tops of the South Hams coastline, much of which is now owned by the National Trust.



# PROPERTY DETAILS

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## Property Address

Anchor Cottage, Rock Hill, Aveton Gifford, Devon, TQ7 4JT

## Mileages

Kingsbridge 4 miles, Salcombe 9 miles, Plymouth 17 miles, Modbury 4.5 miles  
(distances approximate)

## Services

Mains electricity, water and drainage. Oiled fired central heating.

## EPC Rating

Current: 44, Potential: 91

## Council Tax Band

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## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- Beautiful 3 bedroom cottage in the centre of village
- Bright living/dining room with log burner
- Modern kitchen and utility room
- 3 Double bedrooms including master en-suite
- Study/occasional 4th bedroom
- Enclosed and private rear garden

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

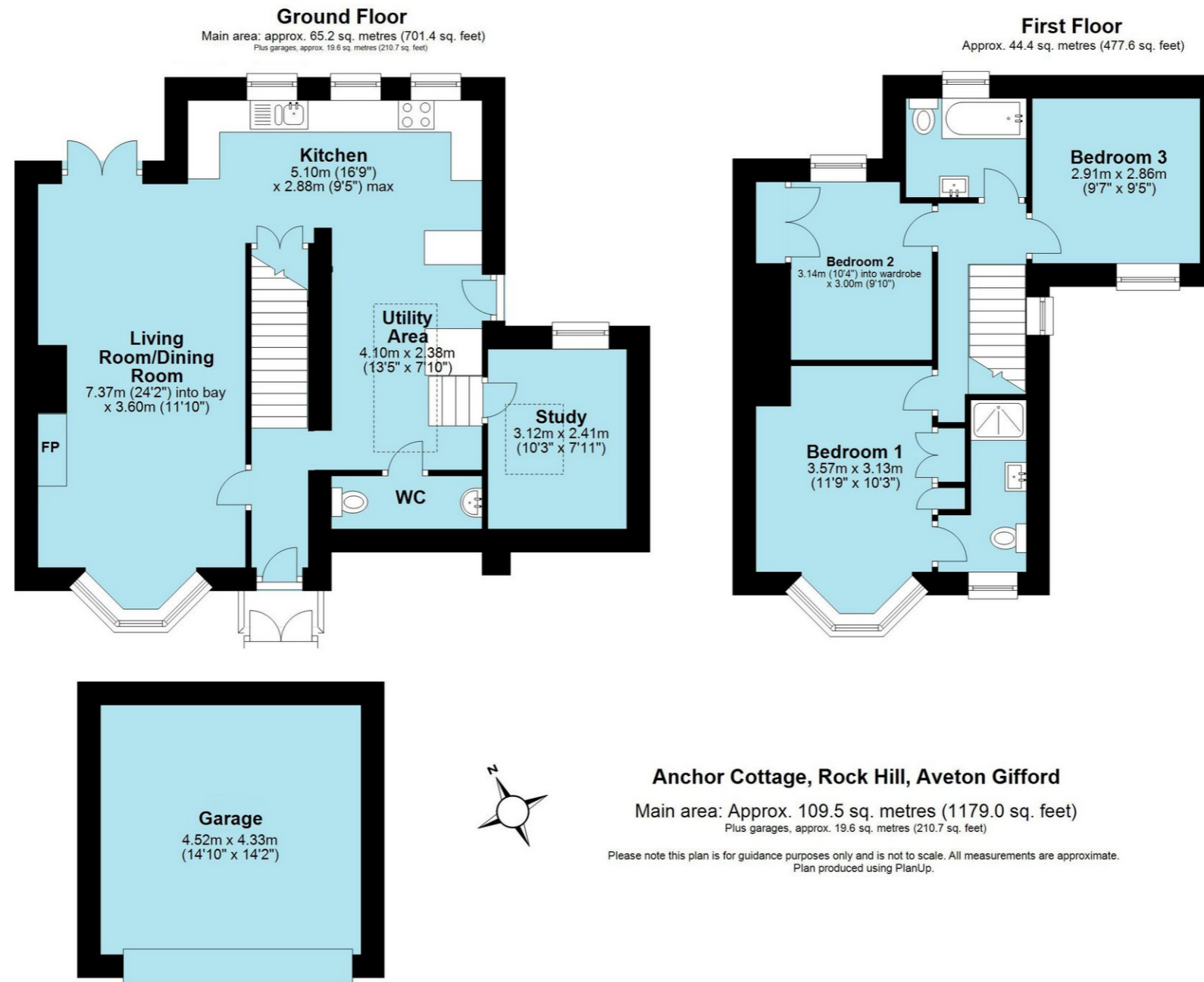
From our Modbury office follow the A379 towards Kingsbridge turning left at the first sign for Aveton Gifford. Follow the road down the hill towards the village. Turn right into Fore Street, go past the village shop and Post Office on your right and then at the crossroads turn left up Rock Hill. The Cottage will be found approximately 100 yards up on the left.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury. Tel: 01548 831163.



# FLOOR PLAN



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
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