



Luscombe Maye
Since 1873

Aveton Gifford, Nr Kingsbridge, TQ7

Guide Price £475,000

3 2 1



DESCRIPTION

Avon Valley Cottages is a delightful development of nine converted barns, with number 7 occupying a peaceful corner plot. Originally converted in 1994 to a high standard, this beautifully presented home offers a perfect blend of character and comfort in a quiet setting, just a short stroll from the historic 13th-century St Andrews Church. With three double bedrooms, two bathrooms, a private garden and two allocated covered parking spaces it is ideal as either a main residence or a holiday home.

The ground floor features a welcoming entrance hall, a spacious lounge/dining room with a wood burner and two large windows. A well equipped kitchen offers views over the garden. A separate utility room provides additional workspace and storage. The interior is bright and well maintained, with double glazing, good natural light and generous storage throughout.

Upstairs, there are three double bedrooms, including a principal bedroom with fitted wardrobes and a second bedroom with countryside views and an en-suite shower room. A modern family bathroom completes the upper floor. Planning permission was previously granted to convert the roof space into a master suite with an en-suite bathroom, offering further potential.

Outside, the enclosed, low maintenance garden enjoys a sunny aspect with lawn, mature shrubs and gravel paths. The property also benefits from two parking spaces under a large carport, which includes a wooden shed for additional storage. Quiet, yet conveniently located, this property is close to local amenities and perfectly placed to enjoy the unspoilt beaches and coastal walks of the South Hams.

SITUATION

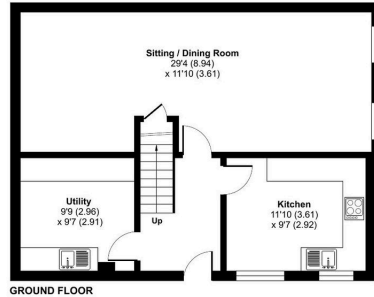
Aveton Gifford is a small rural village in the south of Devon. It lies at the head of the estuary of the River Avon or Aune. It receives its name from this river and also from the family of Giffard who held the manor. Walter Giffard came across with William the Conqueror and helped with the Domesday Book. The village is located in the South Hams district of Devon.



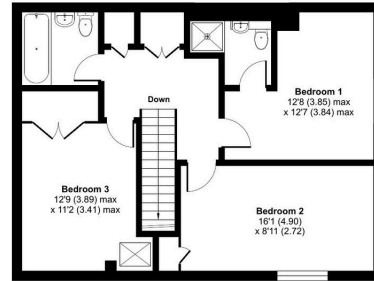


Avon Valley Cottages, Kingsbridge, TQ7

Approximate Area = 1249 sq ft / 120.2 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1302027



- Peaceful corner plot location
- Close to beaches and countryside walks
- Three spacious double bedrooms
- Two bathrooms (one en-suite)
- Bright lounge/diner with wood burner
- Separate utility room for storage
- Private, low-maintenance garden
- Two under cover parking spaces
- Ideal permanent or holiday home
- No onward chain

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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