



The Cottage, Towns Lane

Loddiswell, TQ7

Guide Price £475,000

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THE COTTAGE, TOWNS LANE

Loddiswell, Kingsbridge, TQ7 4QY

The Property:

Steeped in history and full of character, this beautifully refurbished Grade II listed thatched cottage dates back to the 17th century. Nestled on a quiet lane within walking distance of the village centre, it offers a wonderful blend of period charm and modern comfort. Retaining many original features—including exposed beams, wooden floorboards, and a striking inglenook fireplace—it provides a warm and inviting atmosphere.

The cottage is thoughtfully arranged into two distinct wings, offering a unique layout that enhances privacy and flexibility. Successfully operated as a holiday let for the past five years, it has generated a strong annual income but would also make a delightful permanent home or countryside retreat.

Upon entering, you are welcomed into a bright and spacious farmhouse-style kitchen and dining area, featuring cream cabinetry, solid wood worktops, a Belfast sink, integrated appliances.

Just off the kitchen, a short staircase leads to the East Wing, which comprises a generous double bedroom with dual-aspect windows and built-in storage.

In the West Wing, the stunning sitting room serves as the heart of the home, boasting a magnificent inglenook fireplace with a newly fitted wood-burning stove, a window seat, and exposed beams. A beautiful stone spiral staircase leads to the principal bedroom, a spacious double with built-in wardrobes, original floorboards, and an en-suite shower room.

The ground floor also features a study with access to the rear garden, as well as a well-appointed family bathroom with a bath and overhead shower.





Outside:

The property enjoys a beautifully maintained private garden, predominantly laid to lawn and enhanced by mature shrubs, fruit trees, and flower borders. A shingle pathway meanders through the space, leading to a patio seating area—perfect for outdoor dining while enjoying the far-reaching countryside views. There are three parking spaces—one at the front of the cottage and two more at the rear—along with three outbuildings offering useful storage.

With its unique two-wing layout, timeless charm, peaceful setting, and proven holiday let success, this is a rare opportunity to own a quintessential Devon thatched cottage—ideal as a family home, investment, or idyllic retreat.

The Location:

Loddiswell is a lovely village with a real community feel. It has a village shop and post office, church and a very popular primary school. You can also find the well-known garden centre, Avon Mill, just down the hill along with popular café and farm shops, Aune Valley Farm Shop and the Chilli Farm within close proximity. The location is ideal for commuters as it is quick drive to the A38 in order to reach Exeter and Plymouth.

Further Information & Services

Tenure: Freehold

Services: Main electric, mains water, oil-fired central heating

EPC Rating: E

Broadband Speeds: Superfast Broadband Available with speeds up to 76Mbps

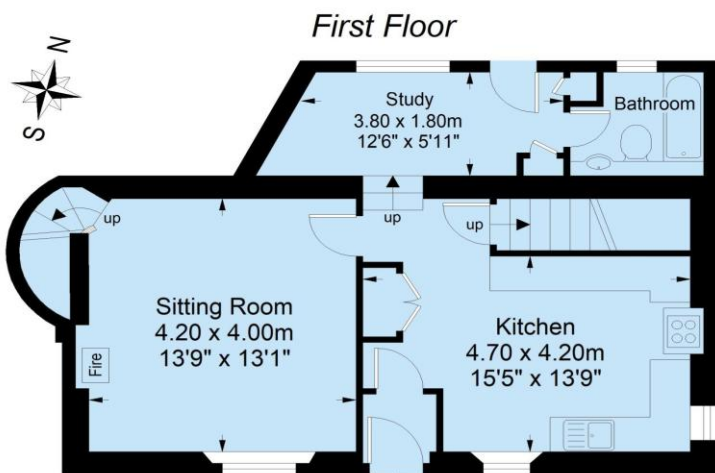
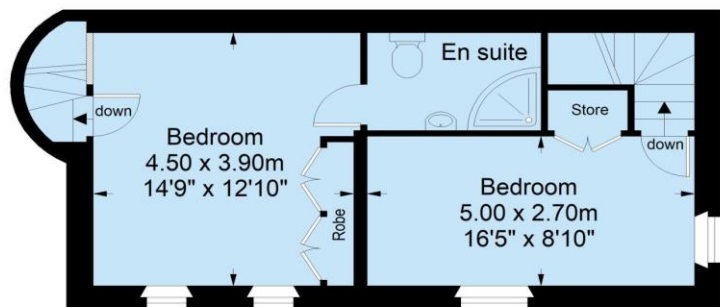
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three.

Construction: The property is made of standard construction with a thatched roof. The thatch was replaced 3 years ago by the current owners.

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



NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



Ground Floor Total area 97.36 Sq.m

Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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