







## Avon House

Avonwick, Devon, TQ10 9NB

A charming and substantial five-bedroom detached period home dating back to 1884. Set on a generous plot of approximately 3/4 of an acre, the property enjoys far-reaching views over the surrounding countryside.

Avon House offers generous and flexible accommodation across two floors, with many period features. Notably, the property boasts two separate staircases, adding versatility, with annexe potential.

This home is perfectly designed for family life, offering five generously proportioned bedrooms and two bathrooms, each equipped with a shower. At the heart of the house, the main kitchen features a range, complemented by an additional kitchen area for added convenience. Multiple reception rooms provide versatile space for relaxation or entertaining, including a living room with a wood burner—perfect for cosy evenings—and a spacious dining room, ideal for hosting friends and family. Practical touches such as a large airing cupboard and a utility room ensure plenty of storage and functionality throughout the home. Outside, the property benefits from ample off-road parking and a double garage fitted with solar panels. The expansive gardens are mainly laid to lawn and include a greenhouse, shed, vegetable plot, and orchard, all designed to maximise the open rural outlook.

A number of useful outbuildings further enhance the property, including a workshop and a separate studio room, ideal for home working, hobbies, or additional additional storage.



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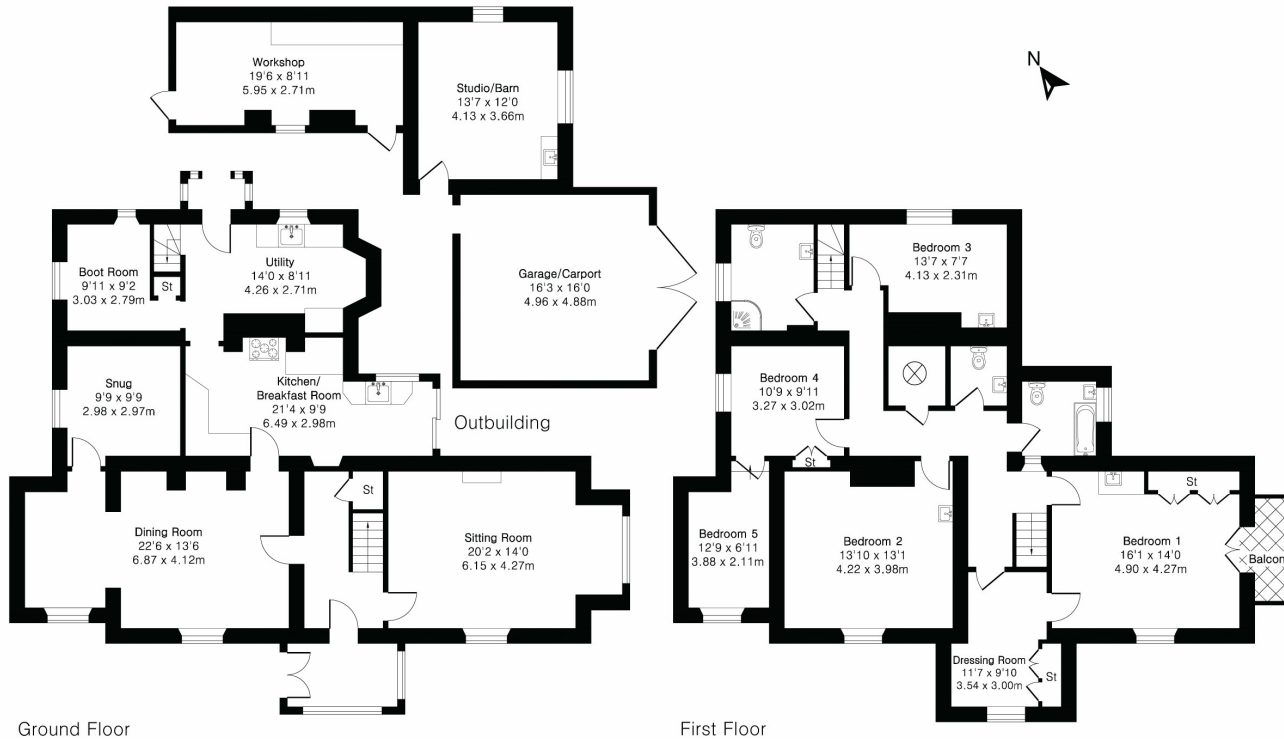
- **Detached home**
- **Full of character and charm**
- **Set within a plot of approximately 3/4 of an acre**
- **Far-reaching countryside views**
- **Five bedrooms**
- **Living room with a wood burner**
- **Driveway parking & double garage**
- **Annexe potential**
- **Studio outbuilding and workshop**

**Approximate Gross Internal Area 2538 sq ft - 236 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1289 sq ft – 120 sq m

First Floor Area 1249 sq ft – 116 sq m

Outbuilding Area 620 sq ft – 58 sq m



**SERVICES**

Mains electric and water. Oil central heating. There is private drainage.

**COUNCIL TAX**

F

**TENURE**

Freehold

**LOCAL AUTHORITY**

South Hams District Council, Follaton House, Plymouth Road, South Brent TQ9 5NE.

**VIEWINGS**

By appointment with Luscombe Maye, South Brent.

**DIRECTIONS**

what3words location  
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		