



Luscombe Maye
Since 1873

Aveton Gifford, Kingsbridge, Devon, TQ7 4NT

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DESCRIPTION

A rare opportunity to acquire a ywe presented home with direct access to the River Avon, set within the sought-after village of Aveton Gifford. Wildbank enjoys a generous plot extending down to the riverbank, offering a wonderful lifestyle opportunity for those who enjoy paddleboarding, kayaking, wild swimming or simply making the most of this exceptional waterside setting. The extensive gardens provide plenty of space for entertaining, gardening and family life, with peaceful areas to sit and enjoy the ever-changing outlook towards the estuary. The accommodation is deceptively spacious and well maintained throughout. A welcoming entrance hall leads to a generous ground floor double bedroom and stylish shower room, while the cosy sitting room features a wood-burning stove. To the rear of the property, the impressive kitchen and dining room forms the heart of the home, fitted to a high standard with integrated appliances and opening directly onto the garden through sliding doors. A useful boot room, pantry and utility room complete the ground floor accommodation. On the first floor are two further double bedrooms, both enjoying lovely views towards the River Avon and surrounding countryside, together with a beautifully appointed family bathroom. Outside, a private courtyard garden provides an ideal spot for outdoor dining, whilst the larger gardens extend beyond the parking area to the river's edge allowing for a mooring (subject to permissions). The property benefits from direct river access throughout the year, creating a unique connection to one of the South Hams' most cherished natural landscapes. Parking is provided to both the front and rear of the property. Planning permission has also been granted for a first-floor extension above the kitchen, creating two additional bedrooms (Planning Ref: 0927/24/HHO). Combining well presented accommodation with exceptional gardens and direct river frontage, Wildbank offers a rare opportunity to enjoy waterside living in one of the South Hams' most desirable villages.





- Detached riverside house
- Direct access onto the River Avon
- Driveway parking
- Modern finishes
- Far-reaching water and countryside views
- Large garden
- Walking distance to primary school and amenities
- Sought-after village location
- Short drive to nearby beaches
- EV charger

