



Luscombe Maye
Since 1873

Wakeham Barns, Aveton Gifford, TQ7

4 3 2



Offering excellent family accommodation, this superb home combines original character and charm with generous, versatile living space. A striking vaulted entrance hall creates an impressive first impression and leads through to a spacious dining room, home office and particularly impressive double aspect sitting room, centred around a woodburning stove. The country-style kitchen/ breakfast room forms the heart of the home, with doors opening directly onto the adjoining patio, while a useful utility/boot room and ground floor cloakroom provide practical everyday living.

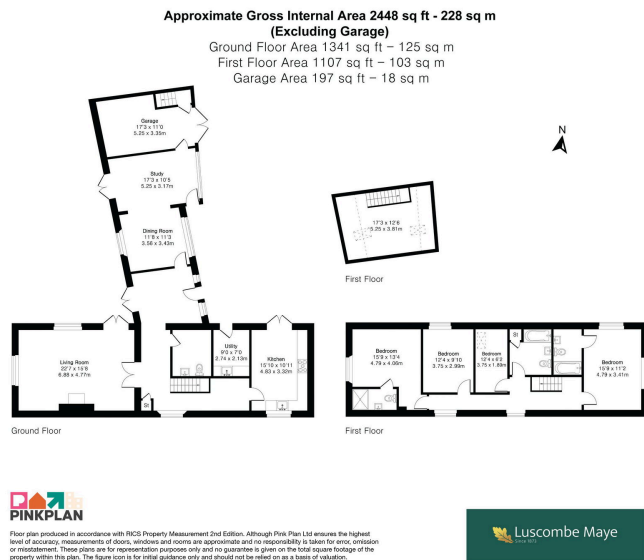
Upstairs, a light and spacious galleried landing leads to four well proportioned bedrooms and the family bathroom. The principal and guest bedrooms both benefit from en-suite facilities, providing excellent accommodation for both family and visiting guests.

Outside, the property is complemented by a large, beautifully established garden, with a stream meandering along the lower boundary and creating a wonderfully picturesque setting. An adjoining paddock of approximately 0.75 acres provides valuable additional space and offers plenty of possibilities for family recreation, keeping animals or simply enjoying the surrounding countryside. There is ample parking and an integral garage, with a useful attic room above providing an excellent home office, studio or hobby space.

The setting is particularly appealing, with countryside walks accessible directly from the property, whilst the beautiful South Devon coastline and a selection of nearby beaches are within easy reach. Combining generous accommodation, character, excellent outside space and an enviable lifestyle, this is a wonderfully versatile family home with plenty to offer.

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. The village has a pub, a community village shop/post office, a primary school, a pre-school and a selection of parish organisations. The coast, and beaches are just few miles away at Bigbury on Sea. A short drive away are the much larger towns of Kingsbridge and Modbury, both of which enjoy an excellent range of facilities, shops and schools.





- Charming and spacious barn conversion
- Large established gardens
- Four bedrooms, including two en-suite
- Country-style kitchen/breakfast room
- Attic room ideal for home office
- Beautiful countryside outlook conversion
- Small paddock (Approx 0.75 acres) and stream
- Double-aspect sitting room with wood burner
- Ample parking & integral garage
- Countryside walks from the doorstep & beaches nearby



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Use the QR code for further "Material Information" about this home

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