



Luscombe Maye

Since 1873

# Stokenham, Kingsbridge

£425,000

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Luscombe Maye are pleased to bring to market this charming and characterful three-bedroom cottage set within the heart of the highly sought-after coastal village of Stokenham, offering beautifully presented accommodation throughout alongside generous gardens, driveway parking, views towards the sea and also having proven to be a successful holiday let.

This delightful home is full of warmth and charm from the moment you step inside, blending character features with practical living spaces perfectly suited for both permanent residence and coastal retreat living alike.

Entering the property via the utility room, you are welcomed by a highly practical space offering ample storage, worktop space and room for white goods, making it ideal for everyday family life. The utility also provides access to a convenient ground floor shower room, perfect after days spent enjoying the nearby coastline and countryside.

Leading through from the utility room, you step up into the charming dining room which instantly showcases the character this home has to offer. Featuring painted wooden beams and an Aga which creates a wonderful focal point whilst radiating warmth throughout the colder months, this space offers a cosy yet spacious setting for entertaining family and friends. The kitchen is positioned directly off the dining room and offers ample cupboard and preparation space whilst also benefiting from direct access out towards the garden, allowing for easy indoor-outdoor living during the warmer months.

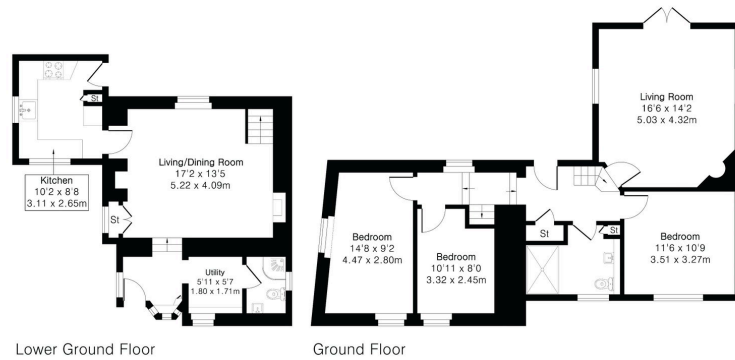
From here, the split-level staircase adds further individuality to the property and creates an attractive flowing layout throughout the home. To one side, you will find a generous double bedroom alongside a well-appointed family bathroom. Continuing further up leads you to the standout living room, an incredibly inviting space bursting with charm and character. Beautiful exposed beams and feature stonework are complemented by a feature gas burner fireplace which creates a lovely focal point to the room. Double doors open directly onto the patio seating area, seamlessly connecting the indoor and outdoor spaces



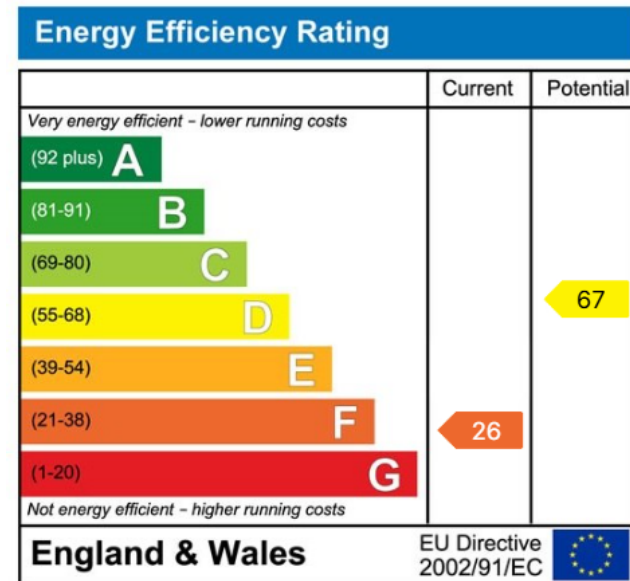
**Approximate Gross Internal Area 1230 sq ft - 115 sq m**

Lower Ground Floor Area 447 sq ft – 42 sq m

Ground Floor Area 783 sq ft – 73 sq m



- Charming three-bedroom character property
- Driveway Parking
- Sheltered Garden Seating Area
- Alfresco dining
- Character Features Throughout
- South/West facing garden
- Sea Views
- Generous & Versatile Accommodation
- Utility Room & Ground Floor Shower Room
- Successful Air B&B History



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.