

1 AVON VALLEY COTTAGES

AVETON GIFFORD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

1 Avon Valley Cottages | Aveton Gifford Devon | TQ7 4LE

A charming three-bedroom character cottage, situated on the edge of the highly sought-after village of Aveton Gifford, within easy walking distance of local amenities and surrounded by the stunning South Hams countryside. Offered with no onward chain, this light and spacious home is ideal as a permanent residence, second home, or investment opportunity.

The property features a welcoming open-plan kitchen, dining and living area, creating a bright and sociable space perfectly suited to modern living while retaining the charm and character expected of a cottage of this type. There are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for families or visiting guests.

Outside, the beautiful enclosed south-facing garden is a particular highlight and a credit to the current owners, offering a private and tranquil setting to enjoy throughout the year. The property also benefits from an open garage for one vehicle, additional gravelled parking, and a useful store.

Aveton Gifford lies on the western bank of the River Avon, deep within the South Hams Area of Outstanding Natural Beauty. The village offers a welcoming community atmosphere with a public house and restaurant, church, nursery and primary school, village shop, and regular bus route. Additional local amenities include a tennis club, cricket club, children's playground, and a large village green, all within walking distance of the property.

The nearby Georgian town of Modbury, approximately 4.5 miles to the north, offers an interesting variety of independent shops, whilst Kingsbridge, around 4 miles to the south, provides a more comprehensive range of shopping, leisure, and educational facilities. Plymouth lies approximately 17 miles away.

The River Avon is navigable downstream to Bantham and out to sea, tide permitting, and the nearest sandy beaches include Bigbury-on-Sea, Bantham and Burgh Island, all set amidst the outstanding scenery of the South Hams coastline, much of which is owned by the National Trust. Sailing centres at Salcombe and Newton Ferrers are also within easy reach, along with 18-hole golf courses at Bigbury and Thurlestone. Dartmoor National Park lies several miles to the north, providing a spectacular backdrop and further opportunities for outdoor pursuits.

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

4 Broad Street, Modbury, PL21 0PS



Property Details

Services:	Mains electricity, water and drainage. Electric storage heaters. Immersion tank.
EPC Rating:	Current: E (40) Potential: C (78)
Council Tax:	Band C
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Charming three-bedroom character cottage on the edge of Aveton Gifford, within walking distance of village amenities
- Light and spacious interior with an open-plan kitchen, dining, and living area ideal for modern living
- Three well-proportioned bedrooms and a family bathroom, suitable for families or guests
- Beautiful enclosed south-facing garden offering a private and tranquil outdoor space
- Includes an open garage, additional gravel parking, and a useful storage area
- Located in the South Hams Area of Outstanding Natural Beauty, near the River Avon
- Close to local facilities including a pub, shop, school, sports clubs, and village green
- Easy access to nearby towns (Modbury, Kingsbridge, Plymouth), beaches, sailing, golf courses, and Dartmoor National Park

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From our Modbury office follow the A379 towards Kingsbridge turning left at the first sign for Aveton Gifford. Follow the road down the hill towards the village, continue straight at the bus stop. At the top of the hill, do not follow the road to the left, go straight head, take the first left into Avon Valley. Parking for the property will be on your immediate left once entering.

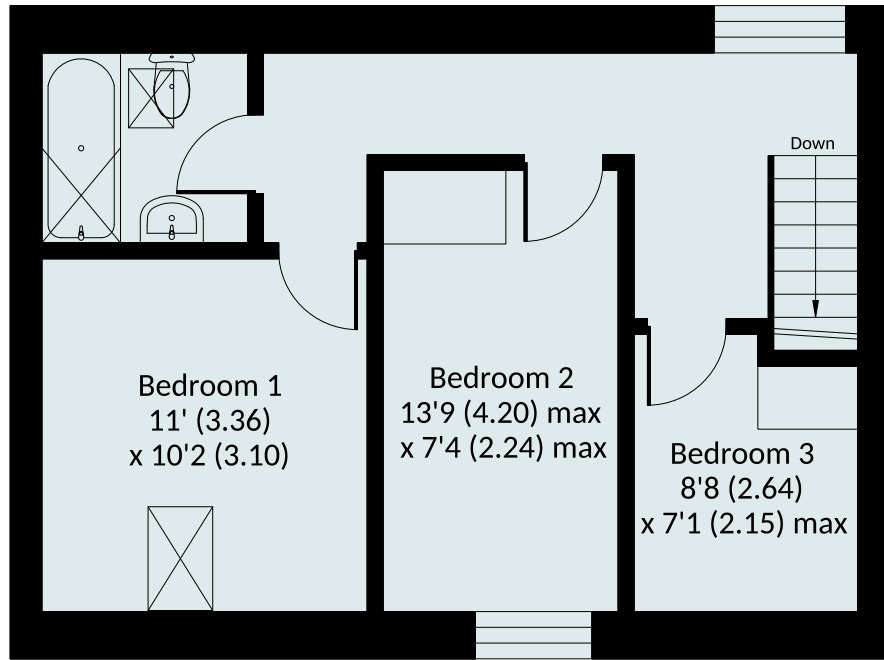
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163

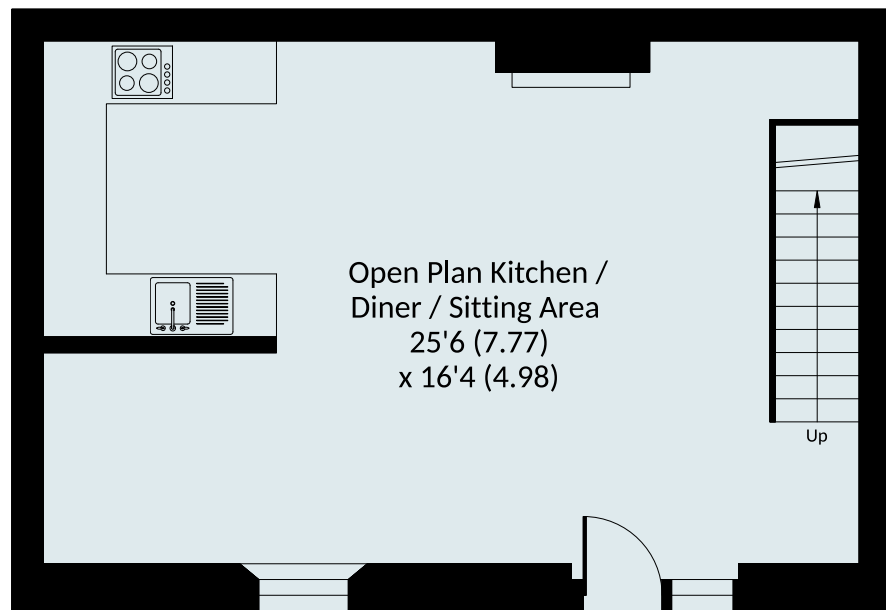


FLOOR PLAN

Approximate Area = 862 sq ft / 80 sq m (excludes carport / storage area)
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



CARPORT



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590