



Luscombe Maye

Since 1873

# Bakers Hill. Aveton Gifford, TQ7

3 2 1



## DESCRIPTION

Situated in the heart of the highly sought-after village of Aveton Gifford, this delightful cottage offers beautifully presented accommodation arranged over three floors, blending character and charm with practical modern living. Conveniently located within walking distance of local amenities and surrounded by the stunning South Hams countryside, the property enjoys a wonderful village setting while remaining within easy reach of the coast and nearby market towns. The ground floor is centred around a open-plan kitchen and living area, creating a sociable and versatile space ideal for both everyday living and entertaining. The room is enhanced by an attractive open fire which provides a cosy focal point during the cooler months, while exposed features and cottage-style details add to the property's warmth and appeal. A separate utility area offers additional practicality, storage and space for laundry appliances. Completing the ground floor is the family bathroom, conveniently located and serving the property's remaining bedrooms.

On the first floor there are two well-proportioned bedrooms, offering comfortable accommodation that could suit family members, guests or those seeking a dedicated home office. Occupying the top floor, the principal bedroom has been created through a loft conversion and enjoys a private feel benefiting from its own en-suite shower room, creating a comfortable and peaceful retreat. A back door leads out to a small courtyard, which gives access to a useful block built storage shed.

Throughout, the cottage retains subtle hints of character features that reflect its heritage, while thoughtful improvements ensure it is well suited to modern lifestyles. Offering a wonderful balance of charm, comfort and practicality, this attractive home presents an excellent opportunity for those seeking a permanent residence, holiday home or investment property in one of the South Hams' most desirable villages.

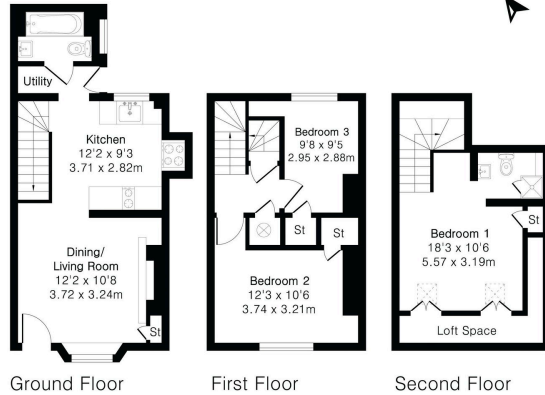


**Approximate Gross Internal Area 785 sq ft - 73 sq m**

Ground Floor Area 313 sq ft - 29 sq m

First Floor Area 251 sq ft - 23 sq m

Second Floor Area 221 sq ft - 21 sq m



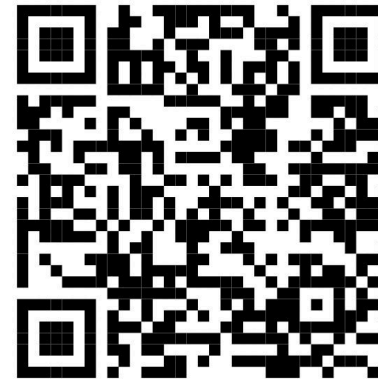
- Being sold with no onward chain
- Within walking distance of local amenities
- En-suite shower room to the principal bedroom
- Surrounded by beautiful South Hams countryside
- Character features throughout
- Cosy living space featuring an open fireplace
- Separate utility area providing additional practicality
- Situated in the heart of Aveton Gifford



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan List 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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



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