



Loddiswell
Kingsbridge

£575,000

The Property:

A characterful and deceptively spacious four-bedroom family home arranged over three floors, enjoying beautiful countryside views and offering versatile accommodation that could readily suit multi-generational living.

The property is entered via an attractive stable door into a welcoming entrance hall with slate tiled flooring, immediately setting the tone for the character found throughout the home. The heart of the property is the generous kitchen, fitted with a range of units including an integrated dishwasher and space for a fridge freezer, together with a large walk-in larder and sink positioned beneath a window.

The kitchen flows naturally into a spacious dining room and family room, creating an excellent social space for both everyday family life and entertaining. From here, a bridge walkway leads out to the rear garden, where steps descend to a patio and tiered lawned gardens enjoying wonderful far-reaching views across the surrounding countryside.

A separate sitting room provides a cosy yet spacious retreat, featuring timber flooring and large windows that flood the room with natural light.

The first floor offers four bedrooms, including a generous principal bedroom with extensive built-in storage. The family bathroom is particularly well appointed, featuring a large bath, walk-in shower, wash hand basin and WC, together with the added comfort of underfloor heating. A second bedroom benefits from its own en-suite shower room, also with underfloor heating, while enjoying delightful countryside views.

A standout feature of the property is the substantial lower ground floor accommodation. Currently utilised as a therapy room and games room, this level also incorporates extensive storage, utility facilities and independent access to the outside. Subject to any necessary consents, the layout offers excellent potential for conversion into a self-contained annex, granny flat or guest accommodation.





Further benefits include oil-fired central heating, a fully boarded loft with ladder access, power and lighting, extensive built-in storage throughout, and attractive gardens with gated access. Whilst the property does not have allocated parking, there is an abundance of free on-street and village car park parking available. The vendor previously had approved planning for creating a garage under the garden and architectural drawings are available.

Combining character, flexibility and stunning countryside views, this is a wonderful family home with the rare advantage of adaptable accommodation suitable for a variety of lifestyles and future requirements.

The Location:

Loddiswell is a lovely village with a real community feel. It has a village shop and post office, church and a very popular primary school. You can also find the well-known garden centre, Avon Mill, just down the hill along with popular café and farm shops, Aune Valley Farm Shop and the Chilli Farm within close proximity. The location is ideal for commuters as it is quick drive to the A38 in order to reach Exeter and Plymouth.

Services & Further Information:

Tenure: Freehold

Services: Mains electric, mains water and mains sewerage. Oil fired Central heating.

EPC Rating: E

Council Tax: Band D

Broadband Speeds: Superfast broadband available with speeds up to 80Mbps (Ofcom)

Flood Risk: According to the Environment Agency, the property is in low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known.

Restrictive Covenants / Rights of Way: None known.

Additional Notes:

Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.



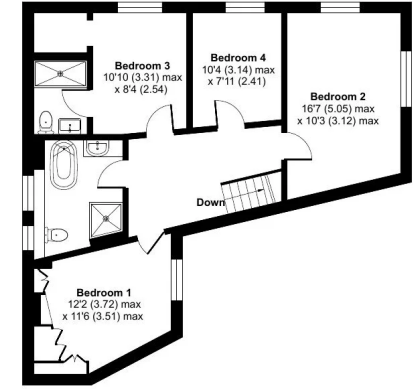




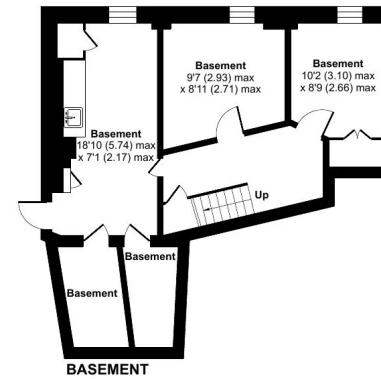
Prospect Cottage, Loddiswell, Kingsbridge, TQ7

Approximate Area = 2041 sq ft / 189.6 sq m

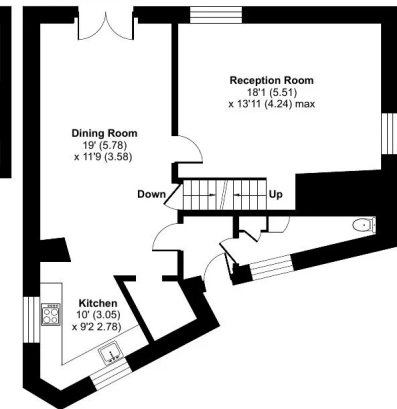
For identification only - Not to scale



FIRST FLOOR



BASEMENT



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1472223



Kingsbridge - Sales

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Disclaimer:

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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.