



Luscombe Maye

Since 1873

Stoke Gabriel, Totnes
Guide Price £325,000

🛏 2 🚿 1 🚗 2



DESCRIPTION

Luscombe Maye are delighted to bring to market this charming Regency-period, two-bedroom semi-detached cottage, ideally situated in the heart of the highly sought-after village of Stoke Gabriel. Brimming with character and original features, the cottage offers two spacious bedrooms, two reception rooms, a family bathroom, and a generous courtyard providing valuable off-road parking.

The property is approached via a large forecourt with ample parking and attractive cottage-style planting. Inside, a wealth of period features, including exposed beams and deep-set windows, create a warm and inviting atmosphere. The principal reception room is full of natural light and historic charm, while a second reception room, currently used as a library, was formerly the kitchen and retains the plumbing and services required for reinstatement.

Upstairs are two well-proportioned bedrooms with built-in storage and a family bathroom. A rare village-centre opportunity, the neighbouring cottage is also available, offering potential for a larger home, annexe, or income-generating investment, subject to any necessary consents.

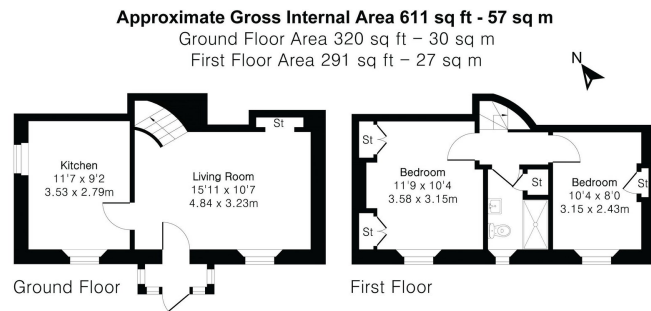
FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document.

DIRECTIONS

What3Words - extension.same.frosted



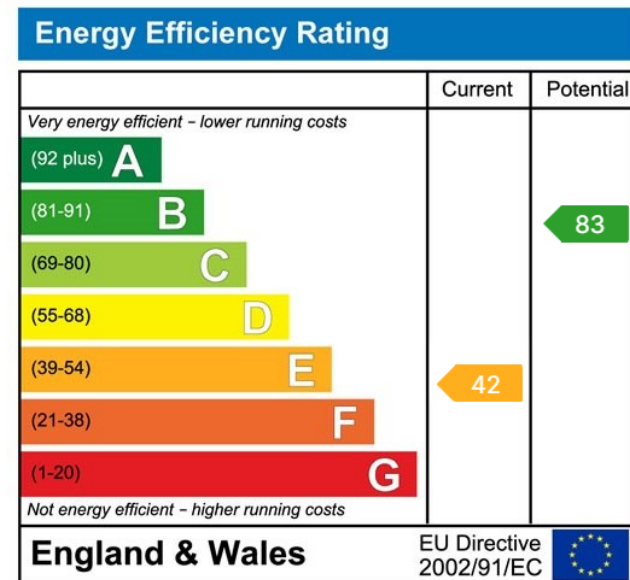


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure is for initial guidance only and should not be relied on as a basis of valuation.



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

- Semi-Detached Cottage
- No Forward Chain
- Centre of the Village Location
- Driveway Parking
- Opportunity to Acquire Neighbouring Cottage
- Period Features Throughout
- Walking Distance to Mill Pool, Village Shops & Pubs
- Well Maintained



Totnes:
 59 Fore Street, Totnes TQ9 5NJ
 01803 869920
 totnes@luscombemaye.com
 www.luscombemaye.com