

2 SOUTHFIELD



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

2 SOUTHFIELD

Description

Tucked away in a peaceful village location overlooking rolling countryside, this beautifully presented two-bed mid-terrace red-brick period cottage blends timeless character with thoughtful modern touches. From the moment you step inside, the home feels warm, inviting, and effortlessly stylish.

The heart of the cottage is its open-plan kitchen/dining and sitting room — a bright, sociable space whether you're cooking, relaxing, or entertaining, the layout encourages easy flow and a sense of togetherness. The kitchen has plenty of modern fitted units with some integrated appliances and space for a dining table and chairs. Whilst the sitting area offers views to the garden to enjoy while relaxing in front of the wood burning stove which is set on a slate hearth. A separate utility room adds practicality without compromising aesthetics, while a well-placed downstairs cloakroom enhances everyday convenience.

Upstairs, two generous double bedrooms offer calm, restful spaces, each with its own charm and views that stretch out toward the surrounding countryside or towards the village. The well-appointed bathroom is finished to a high standard, creating a serene spot to unwind.

To the rear, a pretty lawned garden with borders of established shrubs and plants provides a private haven — ideal for morning coffee, alfresco dining, or simply enjoying the tranquillity of the outdoors relaxing on the south facing patio. Beyond the main house, a timber annexe offers valuable additional space, perfect for hobbies, or home working.

Situation

The village of West Alvington has a parish Church, primary school and local pub and is less than a mile away from the market town of Kingsbridge which has excellent primary and secondary schools, a good range of shops and other amenities. The area is famous for its favoured climate, beautiful scenery and has good access to the South Devon coastline. Salcombe, just 4 miles away offers wonderful opportunities for sailing and sea fishing. There are good beaches and an excellent golf course at Thurlestone about 5 miles away.

Directions

what3words - probable.scarecrow.damp

From Kingsbridge take the A381 out of town heading towards Salcombe. Proceed into West Alvington turning left into Lower Street just before the Primary School, then where the road forks bear left. Southfields is the last row of houses on your left-hand side.



PROPERTY DETAILS

Property Address

2 Southfield, West Alvington, Kingsbridge, Devon TQ7 3QF

Mileages

Kingsbridge 1.5 mile; Salcombe 5 miles; Totnes 15 miles (distances are approximate)

Services

Mains electricity, gas, water and drainage. Gas central heating. Smoke alarm. Carbon monoxide detector.

EPC Rating

Band D. Current: 66, Potential: 85

Council Tax Band

B

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

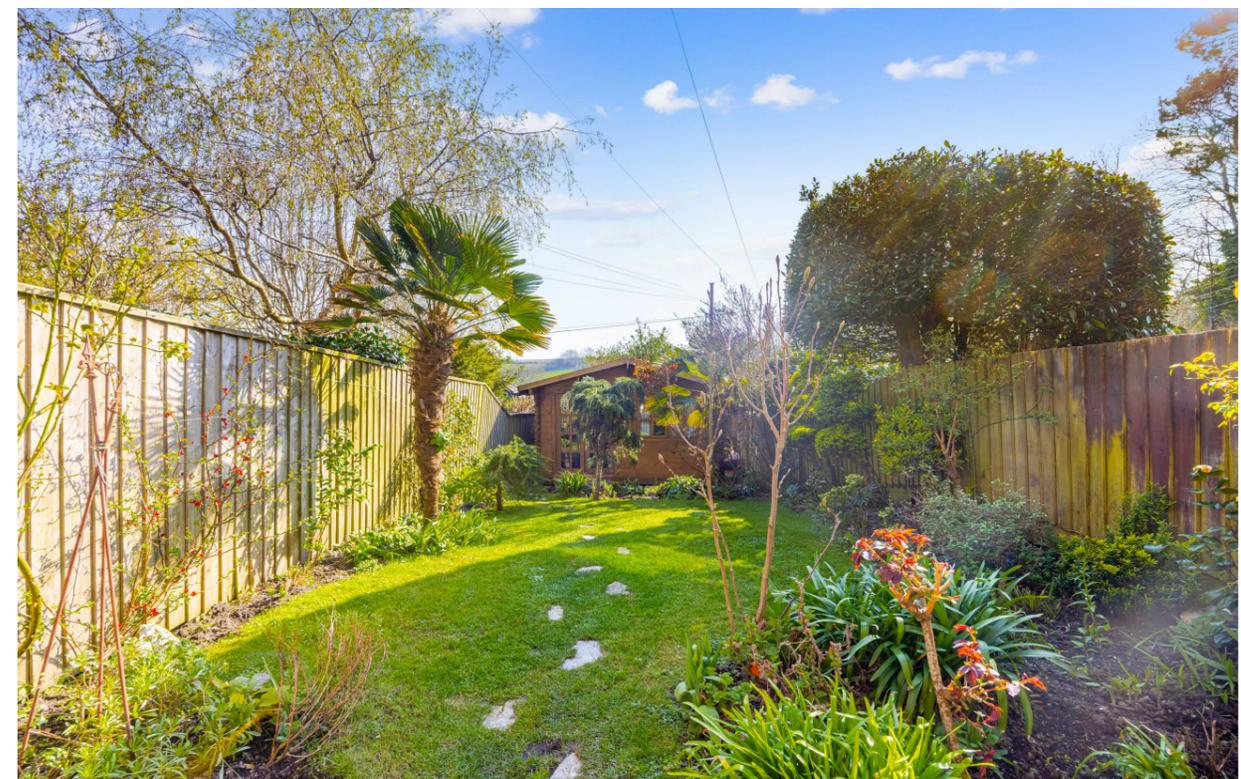
- Beautifully presented red brick mid terrace period cottage
- Tucked away village location
- Modern, open plan kitchen, dining, sitting room
- Utility room
- Two double bedrooms
- Well-appointed bathroom and downstairs cloakroom
- Private, south facing rear garden
- Timber annexe, ideal for hobbies, home working or storage
- Wonderful countryside views

Fixtures & Fittings

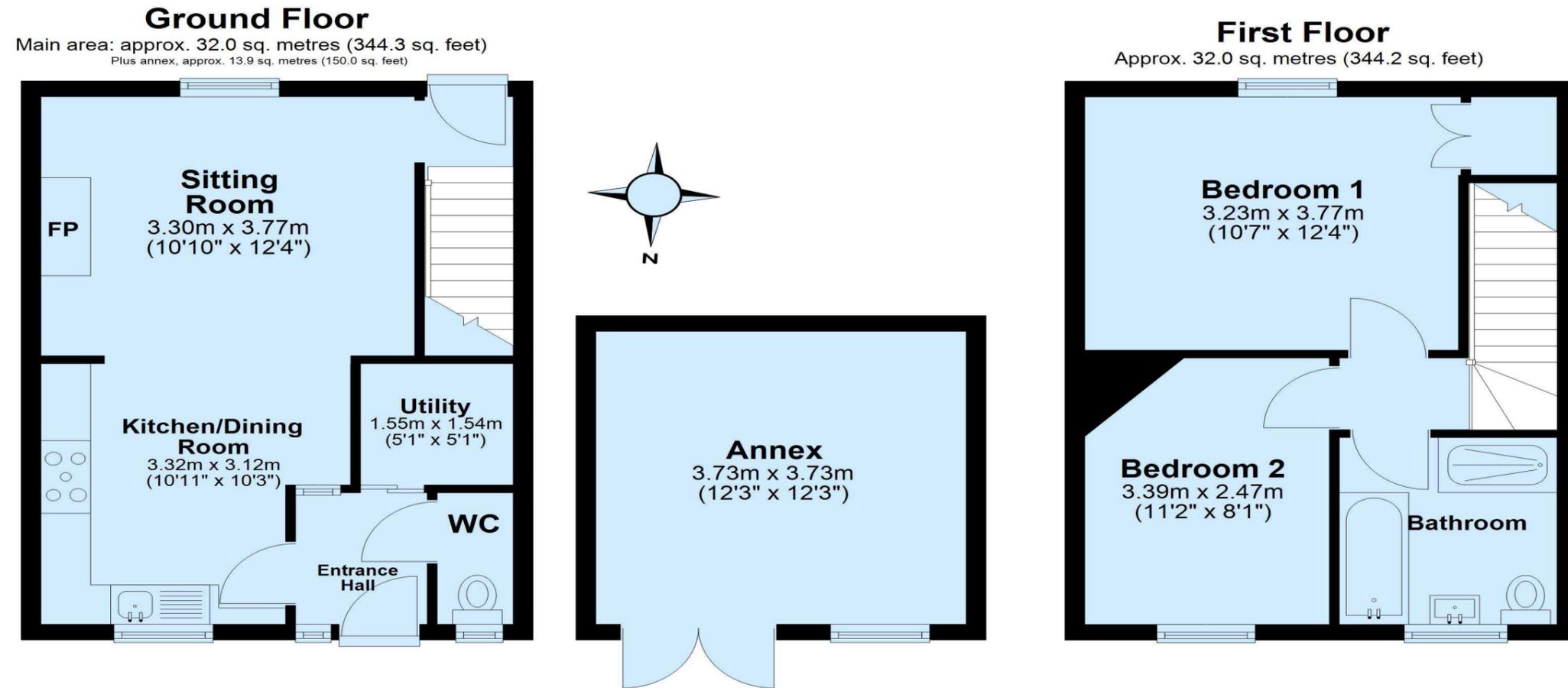
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



Main area: Approx. 64.0 sq. metres (688.5 sq. feet)
Plus annex, approx. 13.9 sq. metres (150.0 sq. feet)

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