



Luscombe Maye

Since 1873

# Woolston, Kingsbridge

Guide Price £500,000

3 2 1



Luscombe Maye are delighted to introduce this charming and characterful semi-detached cottage, ideally situated in the picturesque hamlet of Woolston.

The property offers a wonderful blend of period charm and comfortable modern living, with well-proportioned accommodation arranged over two floors. The sitting room is accessed via a stable-style front door and provides a warm and inviting living space, centred around an attractive feature fireplace that creates a lovely focal point, with stairs rising to the first floor. To the rear, the kitchen/dining area is a particularly bright and sunny room, offering a good range of storage and fitted with both an electric AGA and a separate electric range cooker, ideal for keen cooks.

French doors open out onto a sheltered patio area, perfect for outdoor dining, with steps leading up to a level lawn and an additional seating area, all enjoying delightful views over the surrounding countryside.

On the first floor, there are two well-proportioned double bedrooms, both benefitting from large windows that create a light and airy feel. The principal bedroom enjoys the advantage of an en-suite. There is also a single bedroom, currently fitted with bunk beds, making it ideal for children or guests. The family bathroom is fitted with a bath and shower over, complemented by attractive wood panelling.

To the front of the property, there is a useful cart lodge providing off-road parking and additional storage.

Woolston is a highly sought-after hamlet, offering a peaceful rural setting while remaining conveniently located for nearby towns and transport links.

## MATERIAL INFORMATION

Council Tax band: E

Tenure: Freehold

Property type: House



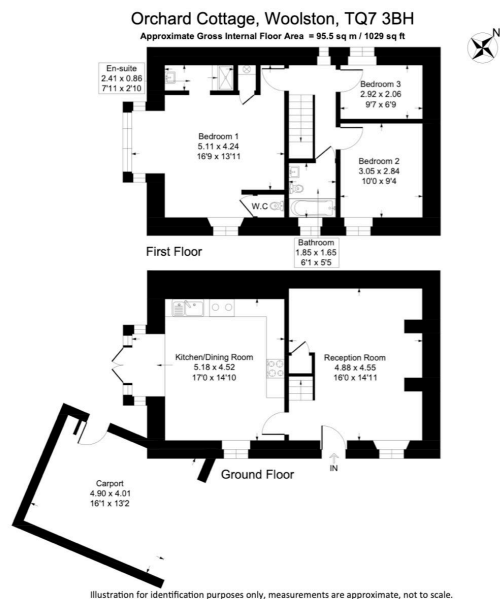


Illustration for identification purposes only, measurements are approximate, not to scale.

- Characterful semi-detached cottage
- Spacious kitchen
- Parking
- Popular location
- No onward chain
- Three bedrooms
- Pretty gardens
- Carport
- Quiet & peaceful
- Rental possibility



**Energy performance certificate (EPC)**

Orchard Cottage Woolston TQ7 3BH	Energy rating <b>E</b>	Valid until 5 November 2033
		Certificate number: 9348-2466-4300-2467-919

Property type: Semi-detached house  
Total floor area: 86 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the requirements and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

**Energy rating and score**

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60