



Hazelton

Loddiswell, TQ7

Guide Price £600,000



## Hazeltor, Station Road

Loddiswell, Kingsbridge, TQ7 4RR

### Summary:

Set in an elevated position enjoying uninterrupted panoramic countryside views, this detached four-bedroom bungalow offers a rare opportunity to create a dream home in a peaceful rural setting. The property sits within generous wraparound gardens, with a private driveway, ample parking, and an integral double garage. While the bungalow would benefit from modernisation and reconfiguration, it presents enormous potential to transform into a stunning family residence.

### The Property:

A few steps lead up to the front door and into a welcoming porch, opening into a spacious lounge with large picture windows perfectly framing the sweeping rural views. The room also features an open fireplace, ideal for cosy evenings.

An adjoining dining room—also enjoying views—leads through to the kitchen, fitted with an oil-fired Rayburn, a separate LPG gas oven, and ample space for appliances including a fridge-freezer. A store/larder provides extra storage, while a utility room offers plumbing for a washing machine, space for a dryer, a sink, and a rear door to the garden. Off the utility are a WC and a large storage cupboard housing the boiler.

The bungalow offers four double bedrooms, each enjoying garden or countryside views. One bedroom, located off the kitchen, sits adjacent to a store/workshop—ideal for conversion into an en-suite or additional living space. The family bathroom includes a bath, separate shower, WC, basin, and towel rail.





## Outside:

The gardens wrap around the property, mainly laid to lawn and bordered by mature shrubs and trees. There is a winding driveway to the front leading to parking and the double garage beneath the house. The side garden currently features a polytunnel, and the property adjoins open fields to the rear and left—enhancing the sense of space and seclusion.

This unique home offers fantastic scope for improvement, with solid foundations, generous proportions, and outstanding countryside views from nearly every room. Perfect for buyers seeking a peaceful, rural lifestyle within easy reach of local amenities, this property truly has the potential to become something special.

## 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.

## Further Information & Services:

**Tenure:** Freehold

**Services:** Mains electric, water and drainage. Oil-fired heating and open fire.

**EPC Rating:** F

**Construction Type:** Standard brick/block.

**Mobile Coverage:** According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

**Broadband Availability:** Superfast fibre available – check via Ofcom or supplier

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

**Planning or Development Issues:** None Known

# Station Road, Loddiswell, Kingsbridge, TQ7

Approximate Area = 1390 sq ft / 129.1 sq m  
 Garage = 324 sq ft / 30.1 sq m  
 Outbuilding = 83 sq ft / 7.7 sq m  
 Total = 1797 sq ft / 166.9 sq m  
 For identification only - Not to scale



## Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.

All interested parties are advised to carry out their own due diligence and to seek professional advice where necessary. This includes checking title, tenure, restrictions, planning status, and the availability and condition of services and appliances.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	33
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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