



The Old Rectory



# The Old Rectory

Loddiswell, Kingsbridge, Devon, TQ7 4RR

Kingsbridge 4 miles. Totnes 14 miles. Plymouth 23 miles.

Positioned well within a generous plot approaching half an acre, this substantial detached property enjoys beautiful, far-reaching views over the Avon Valley. The property enjoys good space, positive light and has so much potential - viewing is highly advised to fully appreciate.

- Elevated Position
- Far-Reaching Views Over The Avon Valley
- Generous Gardens
- Double And Single Garage, Driveway Parking
- Detached Workshop With Potential
- Four Reception Rooms
- Four Double Bedrooms
- Close To Amenities And School
- Freehold
- Council Tax Band: F

Guide Price £650,000

## SITUATION

Loddiswell is a popular village known for its excellent community and picturesque countryside location, local amenities include a primary school and corner shop and just a 10-minute walk down the hill is the River Avon and the wonderful Avon Mill Garden Centre, deli and café. The market town of Kingsbridge is 3 miles away and Salcombe 9 miles by road has an excellent range of restaurants and inns, a heart for yachting and water enthusiasts, the town also offers lovely sandy beaches and spectacular cliff top walking. The stunning beaches at Thurlestone, Bantham and South Milton are also within easy reach.

## DESCRIPTION

A substantial, detached property set within a generous plot with detached workshop, garages and ample parking that is located on the edge of the village and enjoys fabulous views over the beautiful surrounding South Hams countryside.. The property now requires some modernisation but has so much potential to be the perfect family home in this commanding position.



## ACCOMMODATION

From the driveway there is access into an inviting porch, with ample space for boots and coats, glass panel and door into the hallway, stairs to first floor. Cloakroom/WC. A good sized sitting room, with stunning views over the Avon Valley, patio doors to the garden, fireplace with electric fire. A dual aspect dining room, that overlooks the gardens. The sun room also enjoys the valley views and has patio doors to the garden and adjoins the home office/playroom. The kitchen has a comprehensive range of wall and base units with inset double oven, hob with extractor over. Door to a rear large rear utility area, with doors to the driveway and garden, space and plumbing for a washing machine, boot room, access to the garage.

On the first floor there are four generous double bedrooms that enjoy views across the surrounding countryside, the village and across the valley. The, tiled, family bathroom comprises WC, bath with shower over, pedestal hand basin and bidet. Separate shower room.

## OUTSIDE

A sweeping driveway leads up from Station Road, with large lawn area to the right hand side. There is ample parking at the top of the drive as well as access to the double and single garage, with electric doors. Adjacent to the driveway is a detached workshop/studio, a great space for all things DIY but also has potential to be converted to an annexe, home office subject to the usual planning consents. Further gardens to the side and front, with seating area, borders planted with an array of mature trees, shrubs, spring bulbs and herbaceous plants.

## SERVICES

Mains electric and water. Septic tank drainage. Oil-fired central heating. Superfast broadband is available in this location along with all major mobile providers (OfCom).

## TENURE

Freehold.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

## DIRECTIONS

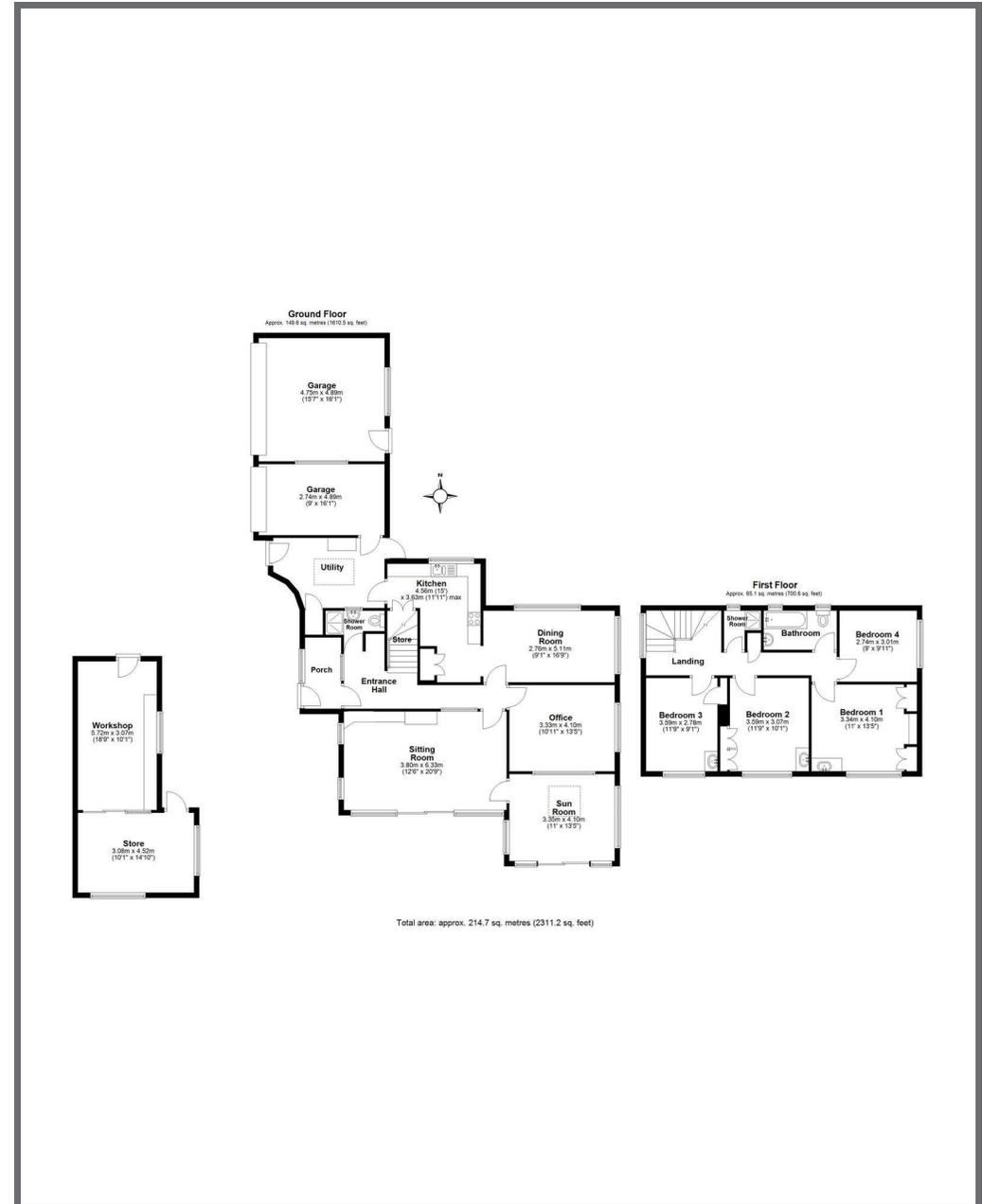
From Kingsbridge, take the road out of the town signed Loddiswell. Follow this road for approximately 3 miles and on entering the village continue around the one way system and then turn right at the Loddiswell Inn, bear right on to Well Street and continue down the hill. Follow the road to the right which continues into Station Road, The Old Rectory is the last property on the left hand side.

## VIEWING ARRANGMENTS

Strictly by appointment please through our Kingsbridge branch.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		49	72
England & Wales		EU Directive 2002/91/EC	

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