

AUTON COTTAGE

AVETON GIFFORD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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**Auton Cottage | Rock Hill |
Aveton Gifford | Devon | TQ7 4JT**

Mileages

Kingsbridge – 4 miles | Modbury – 4.5 miles | Salcombe – 9
miles | Plymouth – 17 miles
(All mileages are approximate)

Accommodation

Ground Floor

Kitchen / Dining Room, Sitting Room, WC, Work Shop,
Garden Store

First Floor

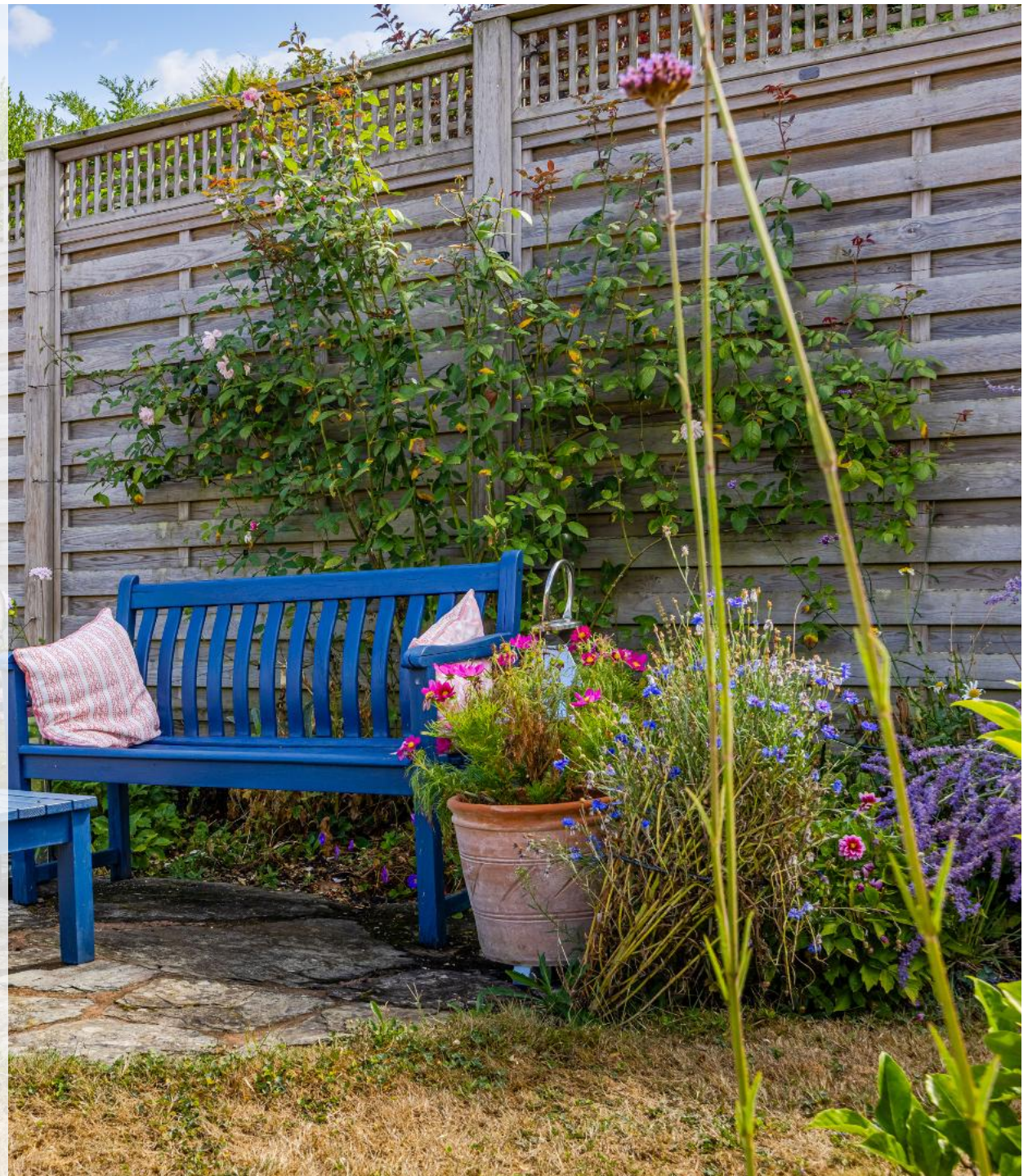
3 Bedrooms, Family Bathroom

Outside

Patio, Garden, Garage

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk
4 Broad St, Modbury, PL21 0PS



Occupying a wonderfully peaceful position within the heart of this much-loved South Hams village, this enchanting Grade II listed thatched cottage is a quintessential example of a traditional Devon village home. Beautifully presented throughout, the property combines an abundance of period character with generous and comfortable accommodation, together with delightful gardens, useful outbuildings and a garage with private parking available by separate negotiation.

Approached through a beautifully landscaped front garden, the cottage immediately conveys a sense of charm and seclusion. A paved pathway winds through the garden to the front door, with this attractive area providing a lovely place to sit and enjoy the morning sunshine.

Inside, the accommodation has a wonderfully welcoming feel. The spacious kitchen/breakfast room provides the natural hub of the house, with ample space for a dining table and an excellent range of fitted units incorporating an induction hob, two integrated ovens, a dishwasher and a Wodar boiling water tap. From here, stairs rise to the first floor, while a part-glazed porch provides access to the rear of the property and a useful outside store.

The sitting room is particularly atmospheric, retaining a wealth of original features which beautifully reflect the age and character of the cottage. Exposed stone walls and substantial ceiling beams combine with a fireplace incorporating a timber lintel, brick hearth and wood-burning stove to create a wonderfully cosy and inviting space.

The first floor is surprisingly generous, providing three well-proportioned bedrooms together with a stylish modern family bathroom. The accommodation has a pleasing sense of balance, making the cottage equally well suited to permanent occupation, a coastal retreat or a second home.

Outside, the enclosed south-facing rear garden is principally laid to lawn and provides a peaceful and private setting in which to relax and entertain. A paved terrace offers an ideal space for outdoor dining, while the garden enjoys lovely views across the surrounding countryside.

To the side of the cottage are attractive stone outbuildings, comprising a useful utility room and separate outdoor WC. The utility provides excellent additional practical space, with the potential for further adaptation if required, subject to any necessary consents.

A single garage and parking space are situated on Jubilee Street, just a short and convenient walk from the property, and are available by separate negotiation.



Aveton Gifford is one of the South Hams' most attractive and characterful villages, set amongst beautiful countryside on the banks of the River Avon. The village is centred around its historic 15th-century bridge and offers an excellent range of everyday amenities, including a village shop and post office, public house and restaurant, church, nursery and primary school.

The Avon Estuary is close at hand and provides a wonderfully scenic setting for walking and enjoying the area's abundant wildlife. The river is navigable downstream towards Bantham and the coast, tide permitting.

The spectacular South Hams coastline is readily accessible, with the sandy beaches of Bantham and Bigbury-on-Sea, together with the iconic Burgh Island, all within easy reach. The surrounding coastline and countryside offer an exceptional range of opportunities for walking, sailing, water sports and outdoor pursuits.

The market towns of Modbury and Kingsbridge provide a broader range of shopping and leisure facilities, whilst Salcombe and Newton Ferrers are renowned sailing destinations. There are also highly regarded golf courses at Bigbury and Thurlestone, with Dartmoor National Park lying further north.

Agents' Note: The property benefits from planning permission and Listed Building Consent for works to the rear of the property. These included the demolition of the existing utility room to create a proposed sunroom extension, the renovation of the existing rear store to create a W/C, the relocation of the garden access and associated rear landscaping, and the relocation of the rear foul pipework. For further information, please contact a member of staff at our Modbury office. Planning Ref:

0864/24FUL

0865/24/LBC





Property Details

Services:	Mains electricity, water, and drainage. Electric central heating (combi boiler)
Council Tax:	Band D
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Beautifully presented Grade II listed three-bedroom thatched cottage
- Peaceful and tucked-away position in the heart of sought-after Aveton Gifford
- South-facing enclosed garden with countryside views and terrace for outdoor dining
- Spacious kitchen/breakfast room and characterful sitting room with wood burner
- Attractive stone outbuildings providing utility room and separate outdoor WC
- Single garage and parking space on Jubilee Street, available by separate negotiation

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.

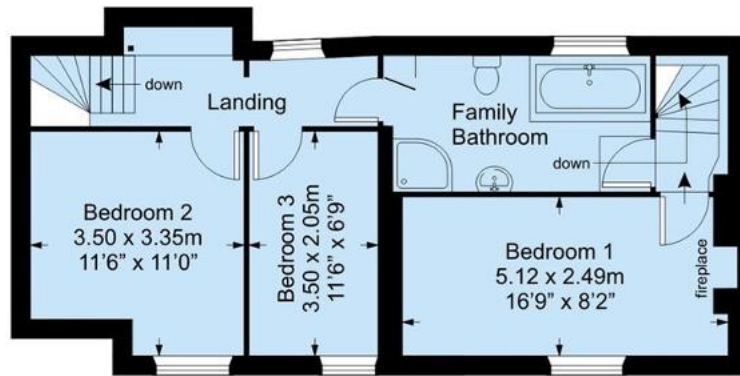
Directions

From our Modbury office follow the A379 towards Kingsbridge turning left at the first sign for Aveton Gifford. Follow the road down the hill towards the village. Turn right into Fore Street, go past the village shop and Post Office on your right and then at the crossroads turn left up Rock Hill. The Cottage will be found approximately 100 yards up on the right.

Viewing

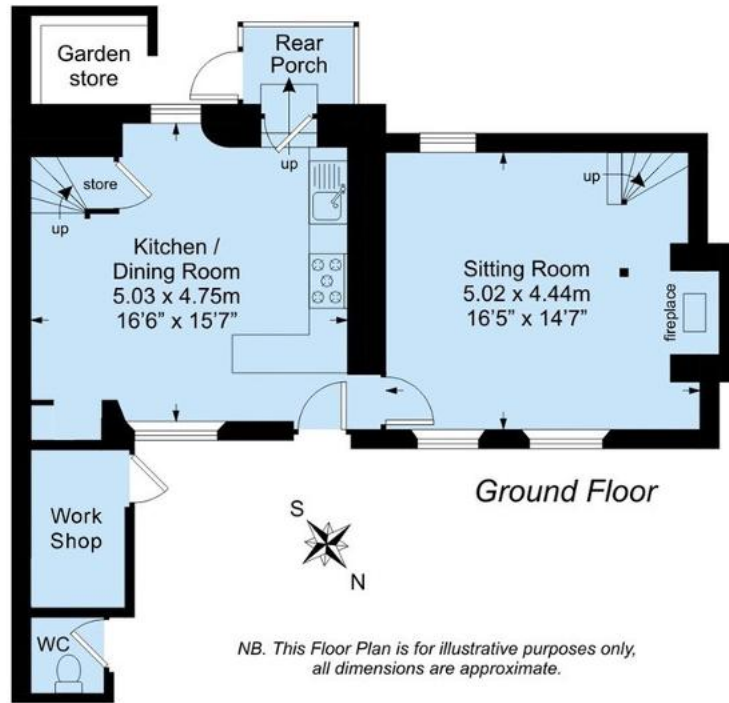
Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163





Total area 103.4 Sq.m
(1113 Sq.ft) Approx.
(Excluding Outbuildings)

First Floor



Ground Floor

NB. This Floor Plan is for illustrative purposes only,
all dimensions are approximate.



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.




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