



Luscombe Maye
Since 1873

Higher Well Cottage, Kingston, TQ7

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DESCRIPTION

A brilliant property offering a rare opportunity to acquire a beautifully converted former outbuilding, set within approximately one acre of mature grounds and enjoying an exceptionally private and tranquil setting. Tucked away at the end of a private driveway, the property is surrounded by mature trees, flowering shrubs and beautifully established, level gardens, with numerous secluded seating areas providing the perfect setting for alfresco dining and relaxation. From various vantage points, the views extend across rolling countryside from Bolt Head towards Hoist Point and out to sea, with spectacular sunsets throughout the year. A welcoming entrance sun room leads into the heart of the home, where the same flooring flows throughout the main downstairs living spaces, creating a wonderful sense of continuity and allowing the accommodation to connect seamlessly. The impressive L-shaped kitchen and dining area is comprehensively fitted with stylish cabinetry and integral appliances, offering generous storage and excellent space for entertaining. A cosy triple-aspect snug provides the ideal place to unwind, featuring a wood-burning stove and lovely views over the gardens, countryside and sea. A useful utility room and modern shower room with WC serve the ground floor, while a further spacious reception room, currently used as a bedroom, provides excellent flexibility for a variety of requirements. Upstairs, there are two double bedrooms, both enjoying sweeping countryside and sea views. The principal bedroom benefits from a beautifully appointed en-suite bathroom, while a separate WC and wash room serves the second bedroom and guests. Further enhancing the property's versatility are two separate units within the grounds, both connected to services, offering excellent potential for ancillary accommodation or alternative uses,(subject to the necessary planning consents). A large detached outbuilding provides useful storage or workshop space, complemented by two timber sheds, a greenhouse and an area suitable for a productive vegetable garden. The private driveway leads to a parking area and carport, providing ample off-road parking while maintaining the property's secluded feel. Originally a 1940s workshop, store and stable with a hayloft above, Higher Well Cottage has been thoughtfully converted into the charming two-storey home it is today.

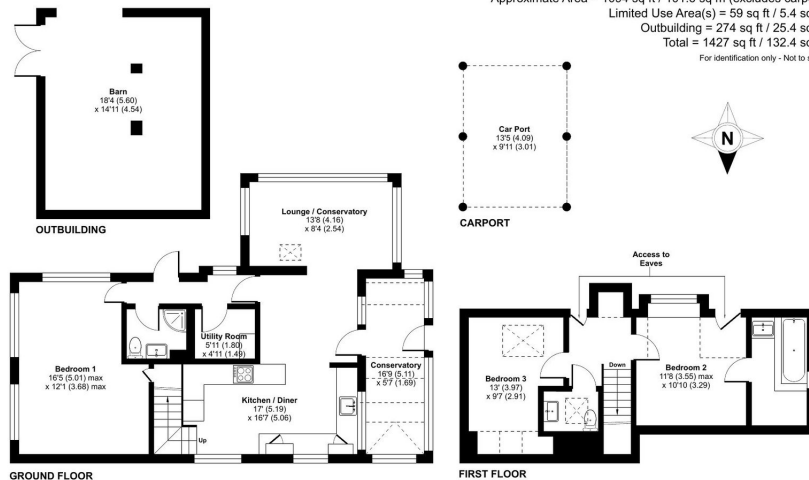




- Stunning countryside and sea views
- Light-filled interiors with calm, rural charm
- Spacious kitchen/diner, ideal for entertaining
- Cosy snug with wood burner and scenic views
- Peaceful, tucked away location near Kingston village
- Mature level gardens and grounds of approximately 1 acre
- Easy access to South West Coast Path and local beaches
- Glorious sunsets from house and garden
- Potential for ancillary accommodation (STP)
- Private drive, ample parking and carport

Higher Well Cottage, Kingston, Kingsbridge, TQ7

Approximate Area = 1094 sq ft / 101.6 sq m (excludes carport)
 Limited Use Area(s) = 59 sq ft / 5.4 sq m
 Outbuilding = 274 sq ft / 25.4 sq m
 Total = 1427 sq ft / 132.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richroom 2025. Produced for Luscombe Maye. REF: 1315486

