






Luscombe Maye

Since 1873

Diptford, Totnes

Guide Price £700,000

 4  3  3



DESCRIPTION

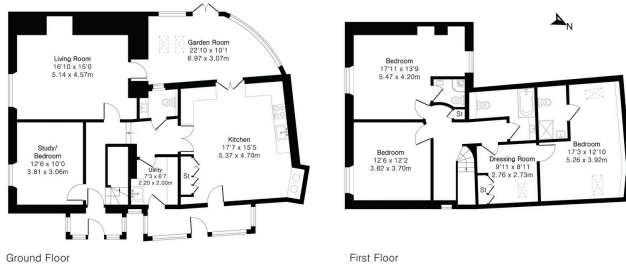
Luscombe Maye are delighted to present Higher Kerswill Cottage, a charming and characterful home dating back to the 17th century, believed to originally been part of a traditional Devon longhouse. Offering a wonderful blend of historic features and practical living, this unique property is available with no forward chain.

Upon entering the property via the main porch, there is access to both the utility space and the kitchen/breakfast room. The kitchen/breakfast room forms the heart of the home, providing a functional and sociable space ideal for everyday living. An oil-fired range serves as both a heating source and a working oven, offering a traditional feature. Additional ground floor accommodation includes a downstairs W.C. and a versatile office/fourth bedroom, ideal for those working from home or requiring flexible living space. The ground floor is further enhanced by a welcoming living room, particularly inviting with its log burner creating a cosy focal point, complemented by beautiful original oak beams dating back to the early 1600s. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room. The second bedroom is equally versatile, featuring an adjoining dressing room with space for a single bed, along with its own en suite—making it an ideal arrangement for guest accommodation. The remaining bedroom is served by a well-appointed family bathroom.

Externally, the property benefits from a generous plot extending to approximately 0.31 acres. The gardens include a vegetable patch with delightful views towards Dartmoor, along with a variety of garden sheds and a summer house providing useful storage and additional outdoor space. Ample driveway parking and a single garage further enhance the practicality of this appealing home. A particularly noteworthy feature of the property is the natural spring (Cress Spring) which runs beneath the house. Higher Kerswill Cottage presents a rare opportunity to acquire a historic home rich in character, thoughtfully maintained and ready for its next chapter.



Approximate Gross Internal Area 2029 sq ft - 188 sq m
 Ground Floor Area 1175 sq ft - 109 sq m
 First Floor Area 854 sq ft - 79 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of spaces, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- NO FORWARD CHAIN
- Plot extending up to 0.31 acres
- Single garage and driveway parking
- Views up to Dartmoor
- Ground floor bedroom/study
- Living room with log burner
- Utility room
- Two en suite bedrooms
- Historic features
- Natural cress spring



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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