



Luscombe Maye

Since 1873

Rock Hill, Aveton Gifford, Kingsbridge, TQ7

Guide Price £495,000

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DESCRIPTION

Located in a quiet and elevated position within Aveton Gifford, Rocklea is a deceptively spacious three bedroom end terrace house offering characterful accommodation and far-reaching views. Perched near the top of Rock Hill, the cottage has been thoughtfully and sympathetically extended maintaining the character throughout and the property comprises a spacious kitchen/dining room with log burner, large sitting room with triple aspect windows framing the far-reaching views with French doors to the garden and a log burner with a historical slate hearth. The ground floor also has a modern shower room with washing machine and covered storage housing the tumble dryer.

A cottage-style staircase leads to the first floor where areas of exposed stone can be found,. There are two double bedrooms and the master bedroom is a large room with triple aspect windows providing an abundance of natural light and views down the valley at one side and over the marshes and River Avon to the other. There is a family bathroom which is beautifully finished and there is a further single bedroom with built-in bunkbeds.

Outside, Rocklea sits on a generous plot with a large tiered garden including a generous patio area which feels as though you are on a balcony given its elevated position about views over the rooftops. A lawned area is elevated above the terrace and fully enclosed by walls. There is also the old outhouse with stain glass windows which is currently in use as a shed. A sweeping path leads through the flower beds, housing a range of mature trees and shrubs, to the front terrace and parking area which offers ample parking for 2 cars.

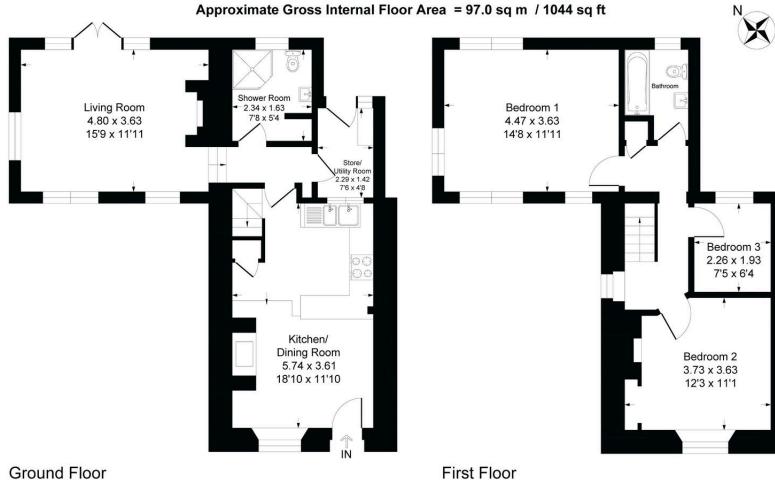
SITUATION

Aveton Gifford is a small rural village in the south of Devon. It lies at the head of the estuary of the River Avon or Aune. It receives its name from this river and also from the family of Giffard who held the manor. Walter Giffard came across with William the Conqueror and helped with the Domesday Book. The village is located in the South Hams district of Devon. The parish has a population of approximately 850. The village has a pub, a community village shop/



Rocklea, Rock Hill, Aveton Gifford, TQ7 4JT

Approximate Gross Internal Floor Area = 97.0 sq m / 1044 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



- Three bedroom cottage
- Driveway parking for two cars
- Elevated position within Aveton Gifford
- Far-reaching countryside views
- Walking distance to amenities
- Generous garden
- Character features throughout
- Nearby bus stop
- Short drive to beaches
- Access to the River Avon

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		42
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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