



Luscombe Maye
Since 1873

West Alvington , Kingsbridge

£265,000

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Tucked away within the heart of this sought-after parish, this delightful stone-built two-bedroom cottage, enjoys a wealth of period charm and character, complemented by tasteful modern finishes throughout offered with no forward chain .

Immediately upon arrival, the property's attractive stone façade and traditional stable door set the tone for the character found throughout. The well-appointed kitchen offers an excellent range of fitted units, integrated appliances and generous worktop space, making it perfectly suited to everyday living.

Leading through to the sitting/dining room, this wonderfully inviting space is full of charm, featuring exposed ceiling beams, deep-set windows, built-in storage and a recently installed wood-burning stove, creating a warm and cosy atmosphere throughout the seasons. There is ample space for both comfortable seating and a small dining table, whilst the window seat provides the perfect spot to relax with a morning coffee. Completing the ground floor is a shower room, offering practicality for everyday living and guests alike.

A spiral staircase rises to the first floor, where two generous double bedrooms continue the property's characterful feel. Both rooms benefit from deep window ledges, creating charming display areas, and are conveniently served by a separate WC, complementing the family bathroom and providing added convenience for both bedrooms.

To the rear of the property is a useful external store, ideal for keeping gardening equipment or outdoor essentials neatly tucked away. The store also benefits from plumbing for a washing machine and an external water tap, providing additional practicality and convenience.

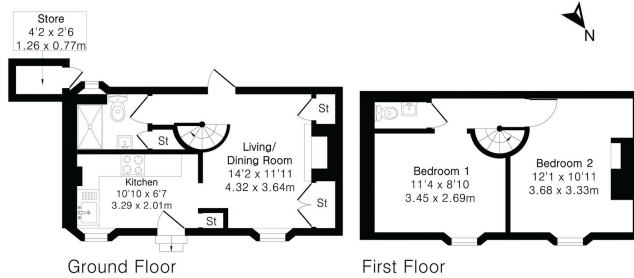
The enclosed garden is positioned just a few steps from the cottage, creating a surprisingly private outdoor retreat. Enjoying sunshine throughout much of the day, it offers a delightful space to unwind, entertain friends or enjoy al fresco dining amongst the established planting and mature borders.



Approximate Gross Internal Area 568 sq ft - 53 sq m

Ground Floor Area 290 sq ft – 27 sq m

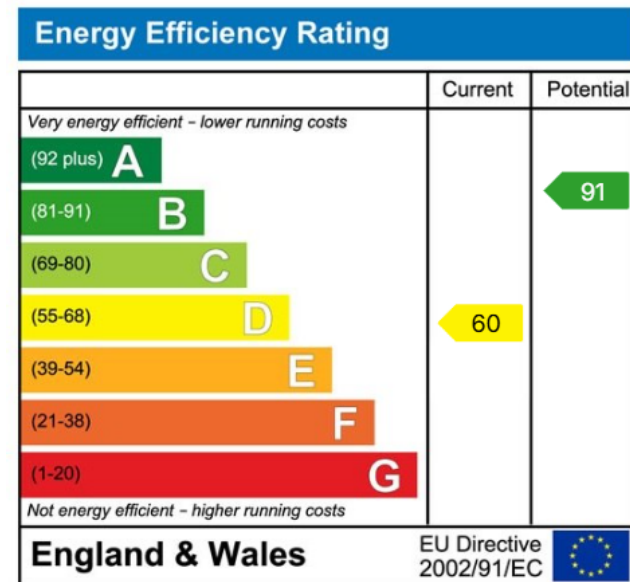
First Floor Area 278 sq ft – 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, 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.



- Two Double Bedrooms
- Log Burner
- Characterful
- Spiral Staircase
- Charming Cottage
- Sun Trap Garden
- Exposed Ceiling Beams
- No Forward Chain



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