



Luscombe Maye

Since 1873

# Kingston, South Devon

Guide Price £795,000

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## DESCRIPTION

A substantial and characterful village residence set within extensive, beautifully maintained gardens, offering a rare opportunity to acquire a spacious family home in the heart of Kingston, one of South Devon's most sought-after villages. Just a short walk from the stunning South Hams coastline and local beach, this former B&B combines period charm with flexible living space and excellent potential for further enhancement.

The property features a generous layout with multiple reception rooms, including a welcoming sitting room with wood-burning stove, a music room with patio doors to the garden, a dining room and a study. The large kitchen is split into two areas—one with a fitted range of units and modern appliances and the other with further fitted units, dining area and an Aga with access to a spacious utility/laundry room that retains original barn features and offers exceptional storage.

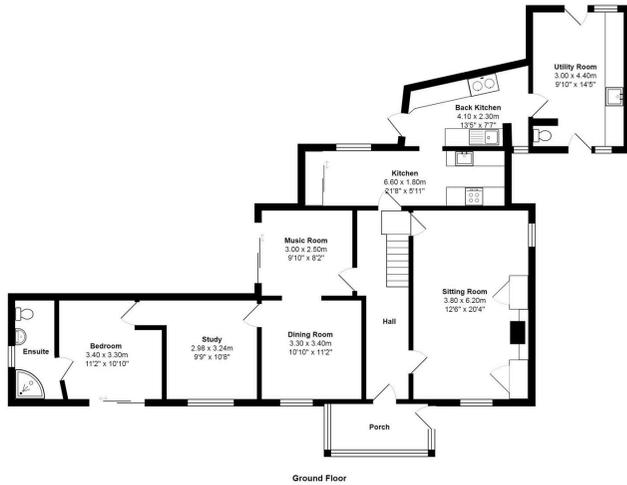
Upstairs, the home offers four well-proportioned bedrooms, all with en-suite facilities, including a master bedroom with views over the village. The layout is ideal for family living or guest accommodation, with a long landing, ample storage and access to a large loft space.

Outside, the property is approached via a shared private drive leading to a garage and workshop. The gardens are a standout feature—generous, level and attractively landscaped with mature trees, fruit trees, lawn and a large summerhouse with power and decking. A courtyard, tool shed and wood store add to the practicality, while the peaceful setting and village charm complete the picture.

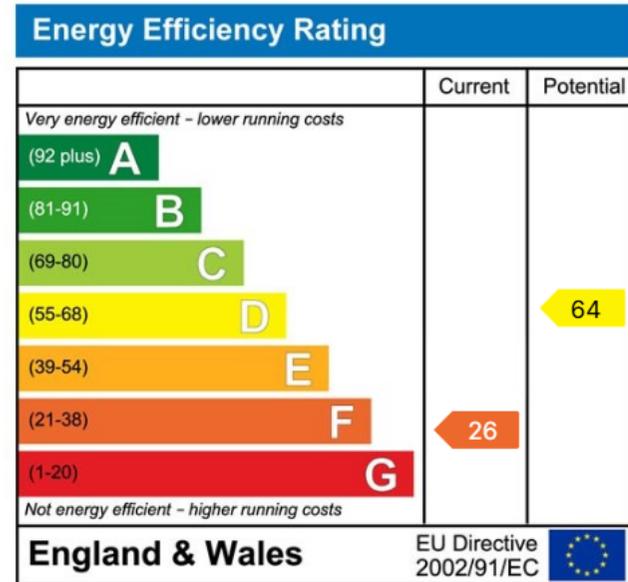
Kingston is a picturesque village surrounded by countryside and coastal walks, with easy access to Modbury (3 miles), Kingsbridge (8 miles), and the A38 (10 miles), connecting to Exeter, Plymouth, and beyond. The area offers excellent amenities, schools, sailing at Salcombe and Newton Ferrers, golf at Thurlestone and Bigbury, and the wild beauty of Dartmoor National Park nearby.

This is a rare opportunity to own a distinctive and versatile home in a prime South Devon location.





- Substantial property with period charm and flexible living space
- Five spacious en-suite bedrooms
- Large split kitchen with Aga and barn-style utility room
- Peaceful village setting
- Excellent potential for further enhancement or multi-use living
- Set within extensive landscaped gardens
- Multiple reception rooms
- Summerhouse, workshop and garage
- Short walk to local beach
- No onward chain



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