



Luscombe Maye

Since 1873

Fore Street, Aveton Gifford, Kingsbridge, TQ7 4JP

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DESCRIPTION

Walnut Major is a recently extensively renovated and beautifully presented two bedroom cottage finished to a high standard. Offering light and characterful accommodation, the cottage enjoys a generous garden, a garage, and amenities within walking distance.

The ground floor comprises an entrance hall with ample space for shoes and coats, a double bedroom with a window to the front aspect, and a modern family bathroom.

Stairs lead to the first floor where the living space can be found. With vaulted ceilings and exposed beams the living room feels spacious and open whilst retaining an original character feel, complete with new log burner. The striking living room in turn opens into the dining area and kitchen, whose large windows and sliding doors subsequently open into the garden. The kitchen is contemporary but in keeping with the cottage style and boasts integrated appliances including a washer dryer. Finally, the first floor also offers a double bedroom with dual aspect windows.

Outside, Walnut Major enjoys a generous garden which has been landscaped to offer a range of flower beds, lawned areas and places to sit. At the top of the garden is a wonderful vantage point, with options as to completing the terrace, where far-reaching views over the River Avon and marshes can be enjoyed.

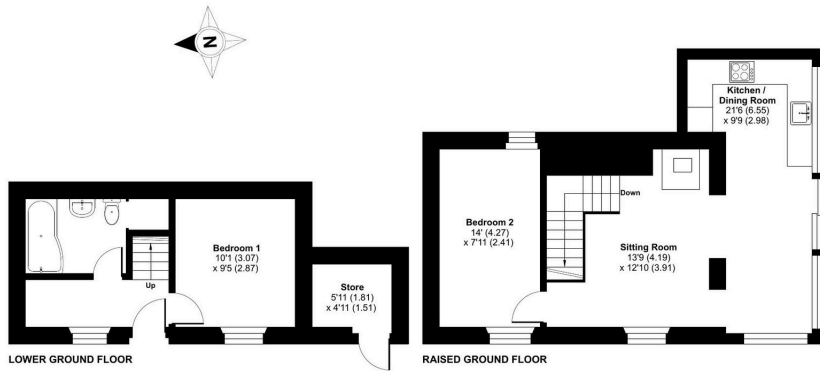
The cottage also benefits from a large garage which provides fantastic storage, parking and much extra potential.

Unusually for properties in Aveton Gifford, in addition to the wrap-around gardens there is on street parking directly outside and opposite the property on a first come, first park basis.



Fore Street, Aveton Gifford, Kingsbridge, TQ7

Approximate Area = 675 sq ft / 62.7 sq m
 Outbuilding = 31 sq ft / 2.8 sq m
 Total = 706 sq ft / 65.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1300412.



- Immaculately presented cottage
- Walking distance to River Avon
- Two double bedrooms
- Private elevated garden
- Log burner
- Character features
- Nearby amenities
- Naturally light and bright
- Short drive to nearby beaches and towns
- No onward chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		116
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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