



Luscombe Maye

Since 1873

Kingston, South Devon

Guide Price £785,000

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DESCRIPTION

Making its debut to the market, Higher Well Cottage is a rare and enchanting opportunity to acquire a converted outbuilding, once forming part of Higher Well House. Nestled in a tranquil, hidden setting, this exceptional home is flooded with natural light and enjoys far-reaching views across rolling countryside to the sea. Tucked away down a private driveway, the property opens into a peaceful oasis surrounded by mature gardens and a wraparound landscape of trees, flowering shrubs and secluded seating areas perfect for alfresco dining and relaxation.

A welcoming entrance sun room draws you into the heart of the home, filling the space with natural light and setting the tone for the rest of the property. The large L-shaped kitchen and dining area is comprehensively fitted with stylish cabinetry and integral appliances, offering ample space for everyday living or entertaining guests. A cosy, triple-aspect snug provides the perfect spot to unwind, complete with a wood-burning stove and beautiful views over the gardens, surrounding countryside and out to sea.

Along the hall, a practical utility room offers generous storage, while a modern shower room with WC adds convenience. A second spacious reception room, currently used as a ground-floor bedroom, offers flexibility and could suit a variety of needs.

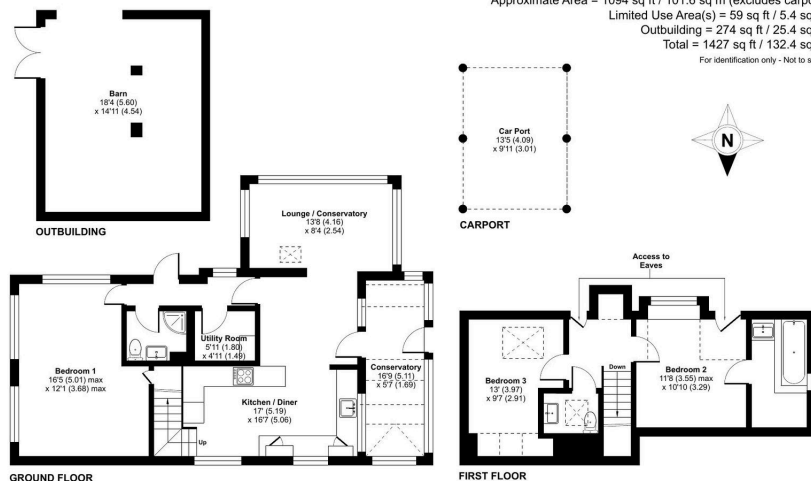
Upstairs, there are two double bedrooms, each enjoying sweeping views across the countryside to the sea. The principal bedroom benefits from a beautifully appointed en-suite bathroom, a tranquil space to relax and take in the vivid sunsets. A separate WC serves the second bedroom and guests.

Outside, the home is surrounded by mature, wraparound gardens that have been thoughtfully landscaped to create distinct areas for relaxing, entertaining and alfresco dining. A large detached outbuilding offers excellent storage or potential for workshop use, complemented by two timber garden sheds, a greenhouse and a productive vegetable garden. The private driveway leads to a dedicated parking area and carport, providing both practicality and seclusion.



Higher Well Cottage, Kingston, Kingsbridge, TQ7

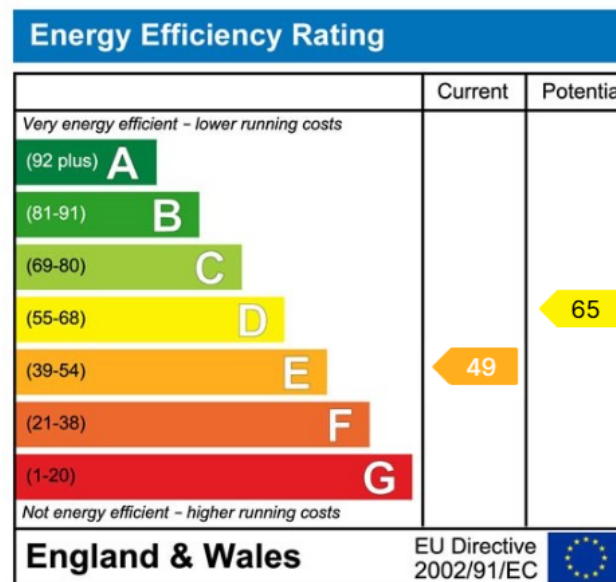
Approximate Area = 1094 sq ft / 101.6 sq m (excludes carport)
 Limited Use Area(s) = 59 sq ft / 5.4 sq m
 Outbuilding = 274 sq ft / 25.4 sq m
 Total = 1427 sq ft / 132.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1315489



- Stunning countryside and sea views
- Spacious kitchen/diner, ideal for entertaining
- Peaceful, tucked away location near Kingston village
- Easy access to South West Coast Path and local beaches
- Charming garden features including paths, borders and a wildlife feel
- Light-filled interiors with calm, rural charm
- Cosy snug with wood burner and scenic views
- Mature wraparound gardens with year round colour
- Glorious sunsets from house and garden
- Private drive, ample parking and carport



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