

Luscombe Maye
Since 1873

Woodland Road, Harbertonford

£255,000

2 1 1









DESCRIPTION

Luscombe Maye are delighted to bring to market this charming and characterful two-bedroom cottage, beautifully combining traditional features with contemporary style. This unique property offers versatile accommodation, together with a separate studio outbuilding, lawned garden and courtyard.

The ground floor welcomes you into a stylish open-plan living and kitchen area, creating a warm and sociable space for everyday living and entertaining. The modern fitted kitchen features attractive navy cabinetry and newly integrated cooking appliances with extendable prep surface built in. The living area is full of character, with an impressive exposed stone fireplace housing a wood-burning stove, alongside attractive exposed timber ceiling beams, adding warmth and individuality to the space.

The first floor offers two bedrooms, comprising a generous double master bedroom and a second single bedroom, both enjoying plenty of natural light. These are served by a family bathroom fitted with a bath and shower over, WC and wash hand basin.

Outside, the property is approached via a shared pedestrian pathway, bordered by a row of picturesque neighbouring cottages. The established garden is predominantly laid to lawn, with attractive planted borders and mature shrubs providing a pleasant green setting. A particularly appealing feature is the separate studio outbuilding and being fully insulated it offers excellent versatility for home working, hobbies or creative pursuits. Beyond this is a generous private courtyard, providing an ideal space for garden seating and al fresco dining, while overlooking a tranquil river.

Combining charming period features, flexible accommodation and delightful outside space, this appealing cottage offers a wonderful blend of traditional character and modern convenience.

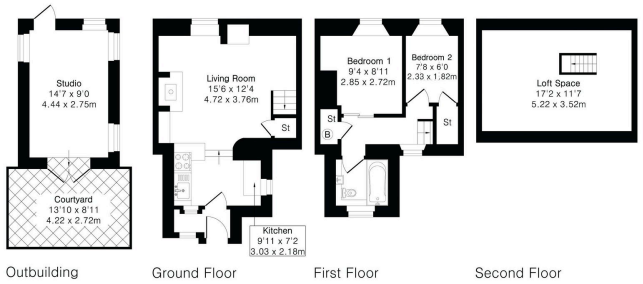
DIRECTIONS

What3Words - divider.patio.flocking





Approximate Gross Internal Area 719 sq ft - 66 sq m
(Excluding Outbuilding)
Ground Floor Area 284 sq ft – 26 sq m
First Floor Area 237 sq ft – 22 sq m
Second Floor Area 198 sq ft – 18 sq m
Outbuilding Area 131 sq ft – 12 sq m



PINKPLAN

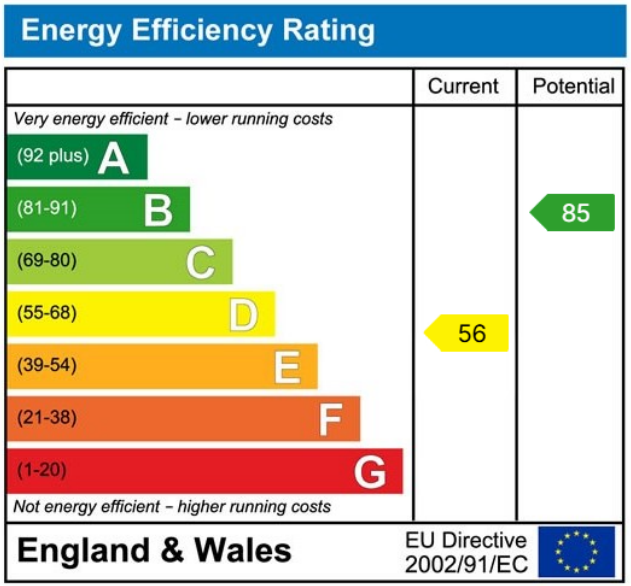
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Luscombe Maye

- Two Bedroom
- Terraced Cottage
- Separate Studio Outbuilding
- Desirable Village Location
- Walking Distance to Local Amenities
- No Forward Chain
- Characterful Property
- Recently Renovated
- Lawned Garden and Courtyard
- Countryside Views

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Use the QR code for further "Material Information" about this home



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