



Loddiswell Station, Woodleigh

Offers Over £995,000

HARRIET
GEORGE



Loddiswell Station

Woodleigh, Kingsbridge

- Converted former Victorian railway station
- Handmade Treyone kitchen
- Living room with vaulted ceiling
- 2 bedroom annex with excellent rental history
- Wonderful storage space
- Excellent parking and gated driveway
- Double garage with inspection pit
- Workshop and various other outbuildings
- Fishing rights on the River Avon
- In all about 4 acres

Loddiswell Station is located within the Avon Valley, an Area of Outstanding Natural Beauty (now known as a National Landscape), just outside the pretty village of Woodleigh. The village has a friendly and welcoming community and excellent communications to Totnes, Kingsbridge, and the A38 Devon Expressway.

The popular Avon Mill Garden Centre with cafe and artisan shops is an easy walk from the property and Aune Valley butchers and farm shop with cafe a short drive away. The neighbouring village of Loddiswell has a primary school and post office / general store.

The closest town is Kingsbridge which offers extensive shopping facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E



Dating back to 1893 and last in service in 1963, Loddiswell Station is a rare opportunity to own a unique part of South Devon's railway heritage. The former ticket office, waiting rooms and goods shed are in the main house which was originally converted into a family home in the 1970's.

The ground floor comprises a bespoke Treyone kitchen with adjoining utility room and spacious living room with wood burning stove, vaulted ceiling and large picture window; French doors lead onto the former platform which is now a terrace. Beyond the living accommodation there are three bedrooms, bathroom and shower room. A spiral staircase from the entrance hall leads up to the principal bedroom with en-suite bathroom and galleried landing with storage room and space for a study area.

The Signal Box is currently run as a successful holiday let. The open plan kitchen living room is wonderfully light with an abundance of windows and vaulted ceiling with exposed timber beams. There are two bedrooms and shower room on the ground floor and the basement is a large store room.

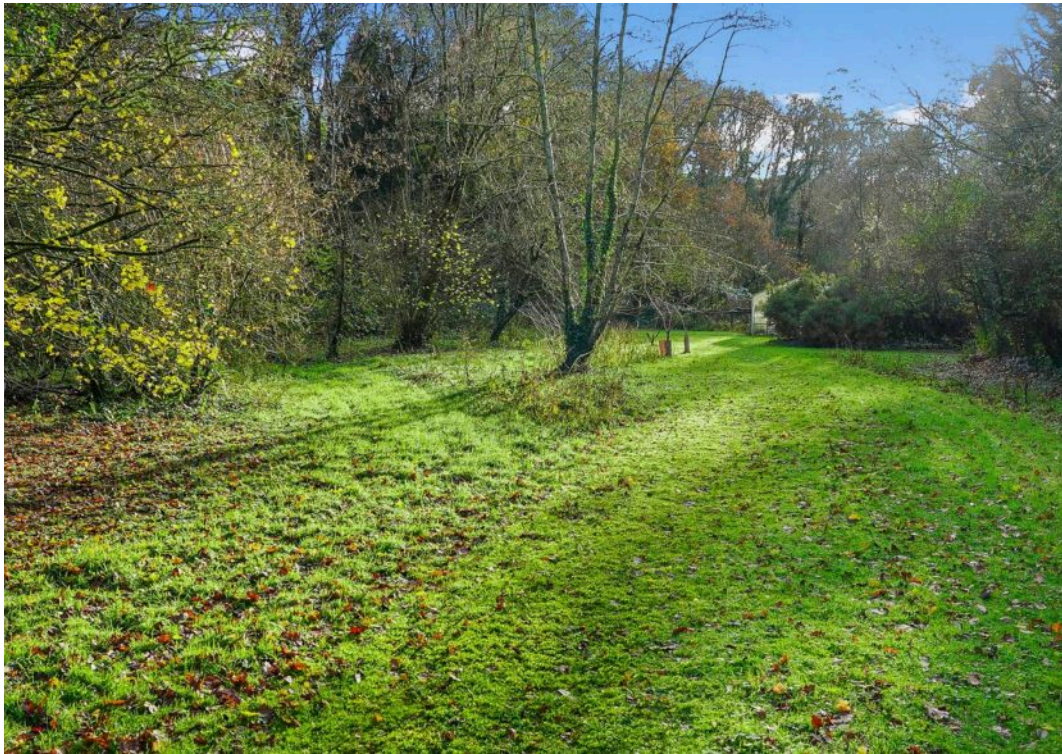
Outside the main house is the former platform which provides a wonderful terrace with views over the formal garden, laid to lawn with original siding providing a lovely sunken garden. This wonderful peaceful setting is a haven for birds and wildlife with meandering pathways through mature, tranquil woodland to the banks of the River Avon. The property benefits from private fishing rights with good pools. A public footpath follows the eastern boundary offering direct access to local walking routes.

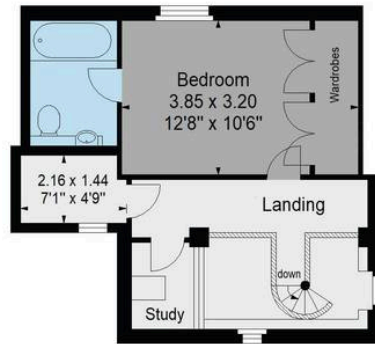
There are extensive outbuildings including a stone Platelayers hut, bird hide, two greenhouses, workshop, garden store and summerhouse. At the front there is ample private forecourt parking, a separate gated driveway and double garage with inspection pit.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage.

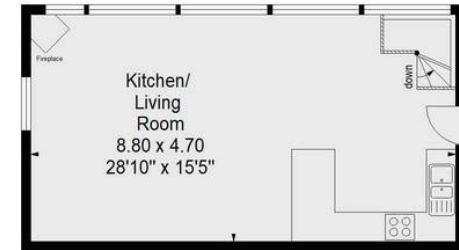




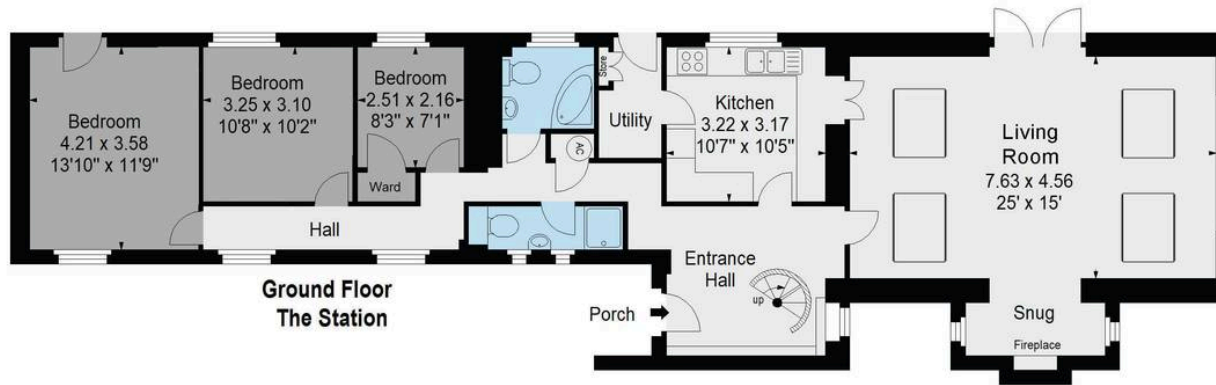


First Floor

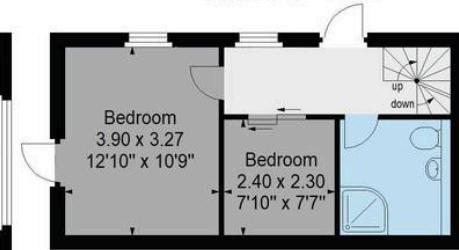
Approximate Gross Internal Area = 262 sqm / 2820 sq ft
(Excluding Garage/ Workshop/ Office)
Garage/ Workshop/ Office
Approximate Gross Internal Area = 32 sqm / 344 sq ft



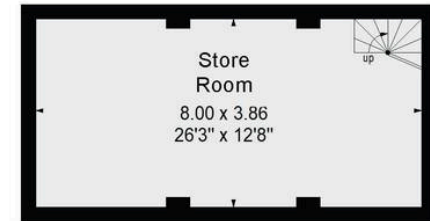
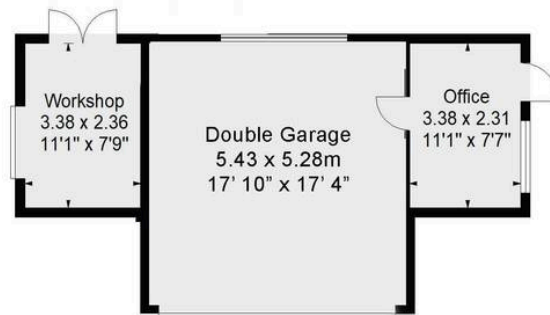
First Floor



**Ground Floor
The Station**



Ground Floor



Lower Ground Floor



Illustration for identification purposes only,
measurements are approximate, not to scale.

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.