



Walnut Minor

Aveton Gifford, TQ7

Guide Price £250,000

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WALNUT MINOR

Fore Street, Aveton Gifford, TQ7 4JP

Summary:

Full of charm and character, this delightful two bedroom cottage offers an opportunity to acquire a truly individual home with no onward chain. Brimming with original features and enjoying a wonderful elevated garden with countryside and river views, the property would suit those seeking a characterful home with plenty of personality.

The Property:

A covered entrance porch with stable door opens into the cosy sitting room, where exposed character fireplace and a fully functioning wood-burning stove create a warm and inviting atmosphere. The room benefits from wooden flooring throughout, while additional insulation installed as part of an energy efficiency grant helps improve comfort and energy performance.

The kitchen retains the cottage's rustic charm and is fitted with a sink set into attractive slate worktops. There is space and plumbing for a washing machine, space for a small fridge freezer, an electric hob and a useful understairs larder cupboard. Whilst there is currently no oven installed, there is space available for one to be fitted if desired.

Stairs rise to the first floor landing, where a door provides access to the rear garden. The bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC, together with a window providing natural light and ventilation.

There are two bedrooms, including a generous principal double bedroom with deep built-in wardrobes and a pleasant outlook to the front. The second bedroom is a spacious single room, capable of accommodating a small double bed if required.





Outside, the garden is a particular feature of the property. Accessed via a private pathway, it enjoys an elevated position backing onto open fields and offers a wonderful space to relax and enjoy the surrounding countryside. Laid predominantly to lawn with patio seating areas, the garden also benefits from a mature apple tree, useful storage shed and attractive views towards the river and surrounding landscape.

Offered to the market with no onward chain, this wonderfully quirky and slightly wonky cottage is packed with character and provides a rare opportunity to purchase a charming home in a picturesque setting.

The Location:

Aveton Gifford lies in the South Hams area of South Devon, situated about 3 miles inland from the coast at the head of the tidal Avon estuary. The area is popular for walkers enjoying the 14 miles of parish footpaths through unspoilt countryside and the tidal estuary. Kayakers and SUP enthusiasts enjoy the river, and the nearest beaches at Bantham and Bigbury are at the mouth of the river, both well known for surfing and water sports. The village is on the main bus route and is ideally situated between the towns of Kingsbridge and Modbury.

Further Information & Services:

Tenure: Freehold

Services: Mains water, sewerage and electric. Electric storage heaters. Woodburning Stove.

EPC Rating: C

Construction Type: Standard stone construction. The roof is tiled and has fully owned solar panels on the front and rear.

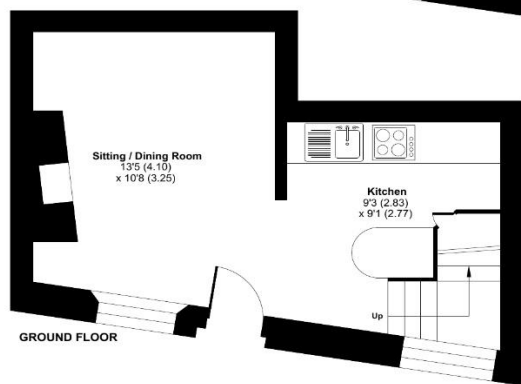
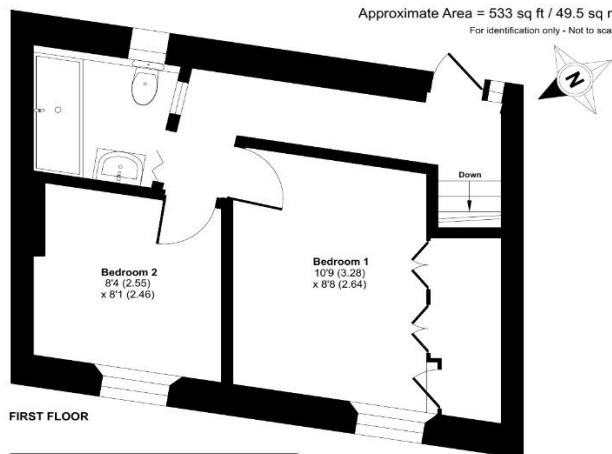
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Superfast broadband available (Ofcom)

Flood Risk: According to the Environment Agency, the property is in a very low risk flood zone. Buyers are advised to conduct their own due diligence.

Walnut Minor, Fore Street, Aveton Gifford, Kingsbridge, TQ7 4JP

Approximate Area = 533 sq ft / 49.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS: Residential). ©nickwcom 2026. Produced for Kingsbridge Estate Agents Ltd. REF: 1465403



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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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