



School Cottage

West Alvington, TQ7

Guide Price £415,000

 3  2  2  E

SCHOOL COTTAGE

West Alvington, Kingsbridge, TQ7 3PN

The Property:

The property is entered via a welcoming hallway with useful storage and space for coats and boots, leading through to a cosy sitting room centred around a woodburning stove. The sitting room overlooks the courtyard terrace and provides a warm and inviting retreat. From here, the accommodation flows through into the kitchen area which has been significantly enhanced by a thoughtfully designed extension completed in 2020. Constructed with a striking combination of steel, blockwork and glass, this impressive addition creates a stylish open-plan kitchen, dining and family space flooded with natural light.

The kitchen itself has been carefully designed with both practicality and entertaining in mind. At its heart sits a Rangemaster with electric oven and gas hob, complemented by integrated appliances including a dishwasher, alongside space for a large American-style fridge freezer. A central breakfast bar provides the perfect spot for informal dining or socialising whilst cooking, and the Belfast sink enjoys a pleasant outlook over the terrace. There is an excellent range of storage solutions and generous worktop space throughout.

Just off the dining area is a particularly useful utility/shower room with a walk-in shower, WC, basin and space and plumbing for laundry appliances.

The dining/family room is an excellent everyday living space, ideal for entertaining or family life, with doors opening directly onto the garden to create an easy connection between inside and out during the warmer months. Also on this level is a well-proportioned double bedroom with built-in cupboards and ample space for bedroom furnishings.

From the sitting room, stairs descend to the converted cellar which is currently used as a children's den but offers excellent flexibility as a snug, home office, occasional guest space or additional storage area.

On the first floor are two further bedrooms, comprising a generous double room and a smaller double where the current owner has cleverly incorporated a cabin-style bed to maximise the available space. The family bathroom is also located on this floor and is fitted with a roll-top bath, walk-in shower, WC and wash basin.





Occupying the top floor is a loft conversion completed in 2012, creating an additional double bedroom with Velux windows enjoying countryside views to the rear, together with useful eaves storage.

Outside, the gardens are a real feature of the property, enjoying a lovely outlook over the surrounding countryside. Immediately outside the rear of the house is a paved terrace ideal for outdoor dining and entertaining, with ample room for seating and even a hot tub. Steps lead down to an enclosed lawned garden bordered by mature hedging, providing a good degree of privacy. The current owner has also transformed a large garden shed into a home office space with power, alongside an additional storage shed and a useful log store.

Finished to a high standard throughout, the property offers exceptionally flexible accommodation suited to a variety of lifestyles, whether for growing families, those working from home, or buyers seeking a characterful yet practical home. We understand all relevant building regulations and listed building consents were obtained for the various improvements and extensions carried out.



The Location:

West Alvington is situated just on the outskirts of Kingsbridge and has a charming village school, an impressive church and a village hall in its midst. The village is within the catchment for Kingsbridge Secondary School too. The village is also located within a short distance from some stunning beaches.

Tenure: Freehold.

Council Tax Band: Band C

EPC Rating: E

Construction Type: Standard stone construction. Extension constructed from steel, glass and brickwork. Double glazing in extension, the rest of the property has single glazing.

Services: Mains Water & Drainage, Mains Electricity, Gas Central Heating.

Mobile Coverage: According to Ofcom, mobile coverage is available from major providers.

Broadband Availability: Ultrafast fibre available – speeds up to 1800 Mbps (according to Ofcom)

Flood Risk: According to the Environment Agency, the property is in low risk flood zone.

Planning or Development Issues: Development on West Alvington Hill currently in progress.

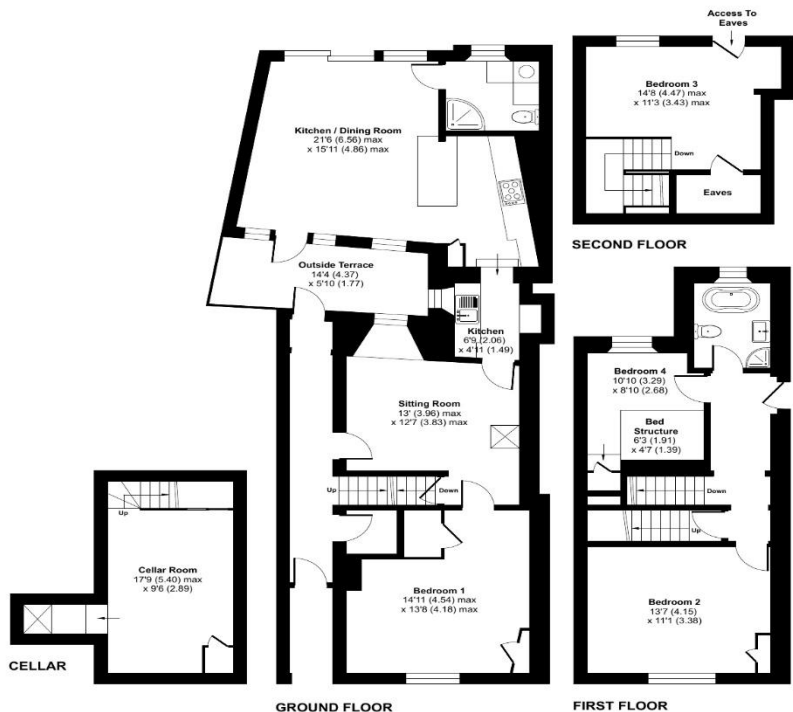
Restrictive Covenants / Rights of Way: Flying freehold with neighbouring property over passageway.



School Cottage, West Alvington, Kingsbridge, TQ7

Approximate Area = 1746 sq ft / 162.2 sq m

For identification only - Not to scale



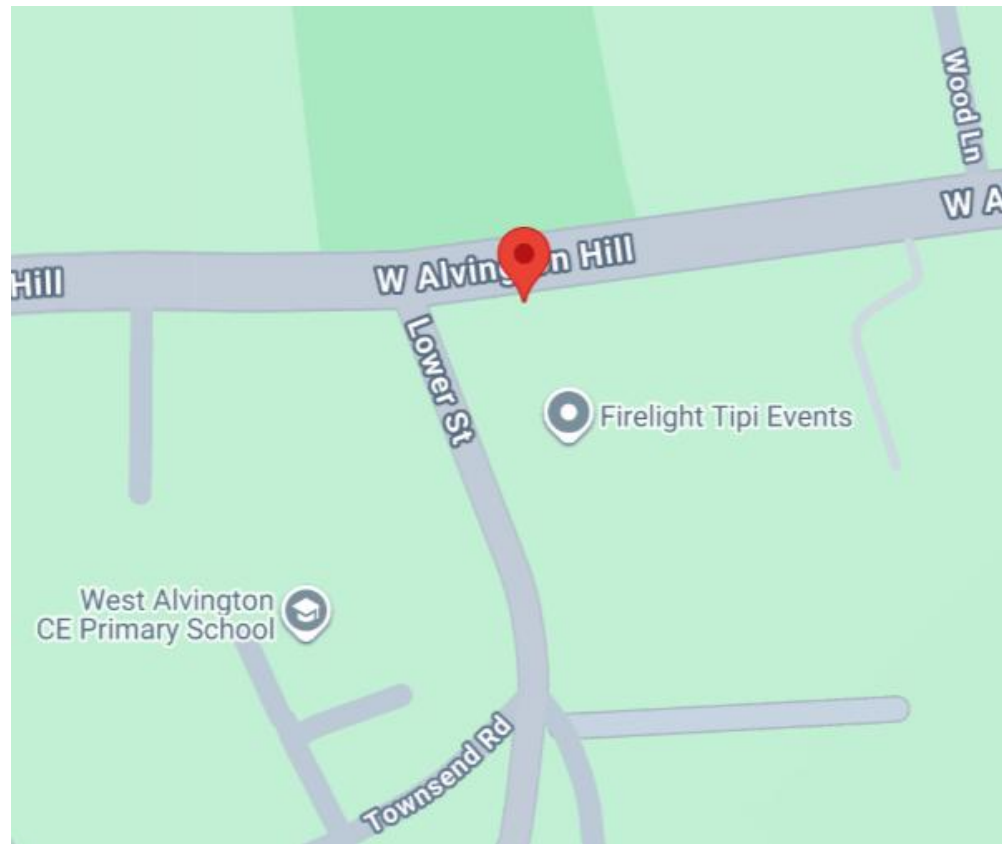
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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
(55-68) D		
(39-54) E	54	
(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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