



Evandon House

West Alvington, TQ7

Guide Price £389,950



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## EVANDON HOUSE

WEST ALVINGTON, Kingsbridge, TQ7 3PJ

### The Property:

Evandon House forms part of an elegant period residence originally constructed in 1865. In 1999, the property was sympathetically divided into two distinct dwellings, and we are delighted to offer the larger portion for sale.

Occupying the upper level of the building—yet conveniently accessed via just a few steps from Wood Lane, thanks to the natural elevation—this spacious home combines historic charm with modern functionality.

The accommodation includes four bedrooms, a versatile additional room, a sitting room, a dining hall, a well-appointed kitchen, and a conservatory.

Entry from the garden leads into a bright conservatory, fully double glazed and set on a brick base. The tiled flooring continues seamlessly into the kitchen, which features wooden panel-fronted units along two walls, complemented by solid wood worktops and tiled splashbacks. Appliances include an electric oven with a gas hob and extractor above, a ceramic sink with drainer, space for a fridge-freezer, and a breakfast bar for informal dining.

The generous dining hall is a characterful space, highlighted by distinctive four-season stained glass windows. An inner hallway, housing a large airing cupboard, connects to the principal rooms, including a bright and spacious sitting room with two sash windows overlooking the front and a working stone fireplace.

The master bedroom is a substantial double with front aspect views and built-in wardrobes. Two further bedrooms—one a generous double and the other a well-proportioned single—are located off the inner hall. The family shower room is fully tiled and includes a large walk-in shower cubicle, low-level WC, and hand wash basin.





### Lower Level Accommodation:

Stairs from the dining hall descend to a highly adaptable lower level, currently arranged as a fourth double bedroom with built-in storage. With its own private entrance, this space offers excellent potential as a guest suite, teenage retreat, or even a self-contained annex. Additional facilities on this level include a separate WC and a large utility room, which could be reconfigured to create a further bathroom or a kitchenette and seating area.

### External Features:

The garden is mainly paved for easy maintenance and is accessed from a short distance up Wood Lane. A lower-level shared parking area includes a designated space for one vehicle, along with planted borders that add a touch of greenery.

### The Location:

West Alvington is situated just on the outskirts of Kingsbridge and has the popular Ring O'Bells pub, an impressive church and a village hall in its midst. The village has some excellent primary schools in its catchment area, as well as one within the village itself and is within the catchment for Kingsbridge Secondary too. The village is located within a short distance from some stunning beaches in Bantham and Thurlestone and there are some wonderful walks either through fields or woods on your doorstep. It is also on the bus route between Kingsbridge and Salcombe which makes it easy to get around

### Further Information & Services

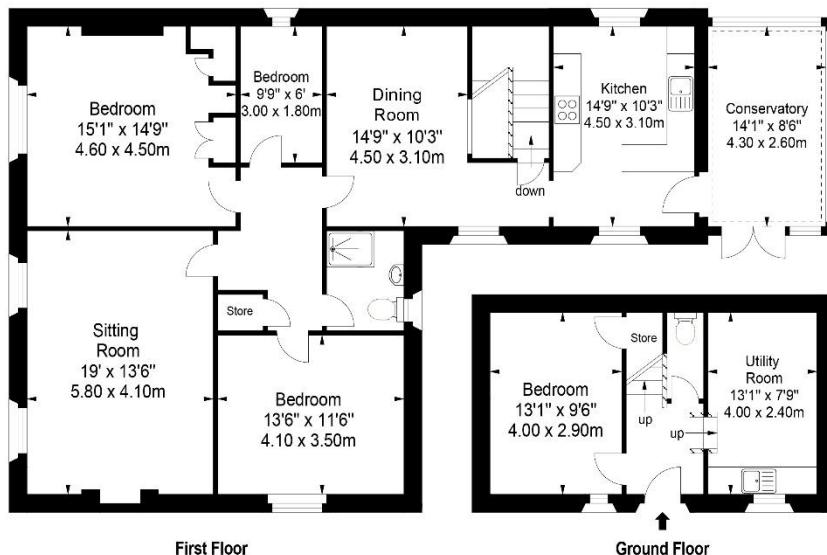
**Tenure:** Freehold with the property below being leasehold

**Services:** Main water, mains electricity, GCH

**Council Tax:** Band C

**EPC Rating:** Band E

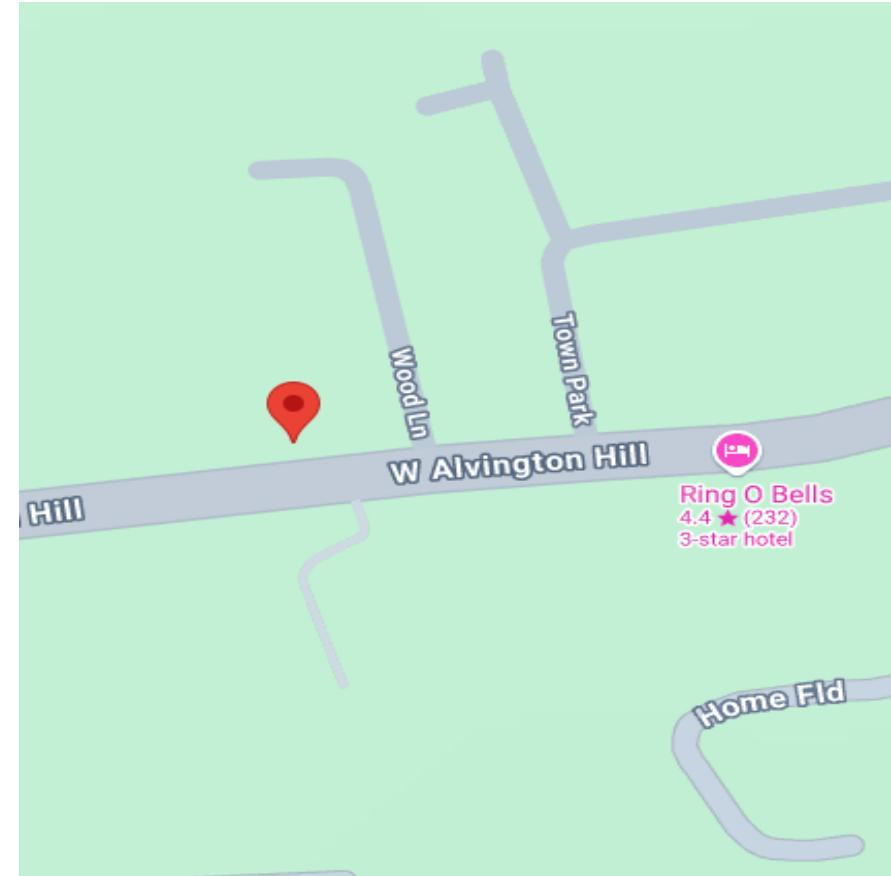
**Broadband Speeds:** Ultrafast broadband available with speeds up to 1600Mbps (Openreach)



First Floor

Ground Floor

Approximate Gross Internal Area = 155.21 sqm / 1671 sq ft



## Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

107 Fore Street, Kingsbridge, Devon, TQ7 1AB

Tel: 01548856685 Email: [info@kingsbridgeestateagents.co.uk](mailto:info@kingsbridgeestateagents.co.uk) [www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	40
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC