

LANGWORTHY HOUSE

Aveton Gifford, Devon



DELIGHTFUL PERIOD FAMILY HOUSE WITH SEPARATE ANNEXE, OUTBUILDINGS AND EXTENSIVE GARDENS AND GROUNDS

Set in a quiet rural hamlet within a favoured part of the South Hams

Summary of accommodation

Ground Floor: Reception hall | Sitting room | Study/library | Kitchen/dining room | Conservatory/garden room | Cloakroom

First Floor: Principal bedroom/dressing room/bathroom suite | Guest bedroom/shower room suite | Study/bedroom and further bedroom and bathroom

The Cidery: Hall | Sitting/dining room | Kitchen/breakfast room | Two bedrooms | Shower room

Outside: Parking | Carport and workshop | Studio | Garden store | Barn/tractor shed | Gardens and orchard | Woodland | Meadow

In all about 6.54 acres (2.65 hectares)

Distances: Aveton Gifford 1.5 miles, Bigbury on Sea 4.5 miles, Modbury 3.5 miles, Kingsbridge 5 miles, Salcombe 9 miles, Plymouth 16 miles
(All distances are approximate)

Guide price: £1,350,000

SITUATION

Langworthy House is situated within the small, scattered, hamlet of Ashford, made up of a few houses and farms in the heart of the South Hams countryside, just to the north west of the popular village of Aveton Gifford, above the western bank of the River Avon, within the South Devon National Landscape area.

The village, between Modbury and Kingsbridge, is known for its 15th century bridge which replaced the ford and has a medieval church, community shop, village hall, primary school, popular pub and restaurant, The Fisherman’s Rest, and a tennis club.

The idyllic River Avon and Estuary is renowned for its abundant wildfowl and is navigable downstream to Bantham, tide permitting. Either side of the mouth of the Avon Estuary are the glorious sandy beaches of Bantham and Bigbury on Sea, as well as iconic Burgh Island, and there are excellent opportunities for walking along the river or the spectacular South West Coast Path, as well as a variety of watersports. There are golf courses at Bigbury and the beautiful links course at Thurlestone.

The bustling market town of Kingsbridge has an excellent selection of independent shops, galleries, cafés, restaurants and pubs, as well as supermarkets, leisure centre, cinema, health centre and secondary school, and quays, moorings and slipways at the head of the estuary. Also nearby is the picturesque Georgian town of Modbury with a further range of local amenities and the city of Plymouth provides a comprehensive selection of shopping, leisure, cultural and sporting facilities.

The South Hams area of South Devon is known for its beautiful rolling countryside dotted with pretty villages and towns, as well as its stunning coastline with estuaries, beaches, coves and rocky cliffs, and including such famous centres for sailing as Salcombe and Dartmouth. To the north is the Dartmoor National Park.

There is access to Exeter and the M5 motorway via the A38 and from Plymouth there are ferries to France and Spain. There are stations at Ivybridge and Totnes providing mainline connections to London (Paddington).



THE PROPERTY

Langworthy House is a spacious period house of great character and charm, of traditional stone with sash windows beneath a hipped roof, in an L shape, and in a delightfully peaceful, rural setting within a special part of the South Hams.

The house is off a quiet country lane within a tiny hamlet of houses and buildings surrounded by rolling farmland. There is a parking and turning area off the shared driveway and the front door opens into the spacious reception hall with stone paved flooring and panelling to dado height. To one side of the hall is the heart of the house, being the open plan kitchen/ dining room with tiled floor, fitted kitchen with island, dining area with fireplace with wood burner and glazed double doors opening into the fabulous 26 foot conservatory/garden room with glazed roof and French doors out to the gardens, providing a lovely, light family room.

To the other side of the hall is the 26 foot study/library with extensive fitted bookcases and fireplace with ornate surround and wood burner.

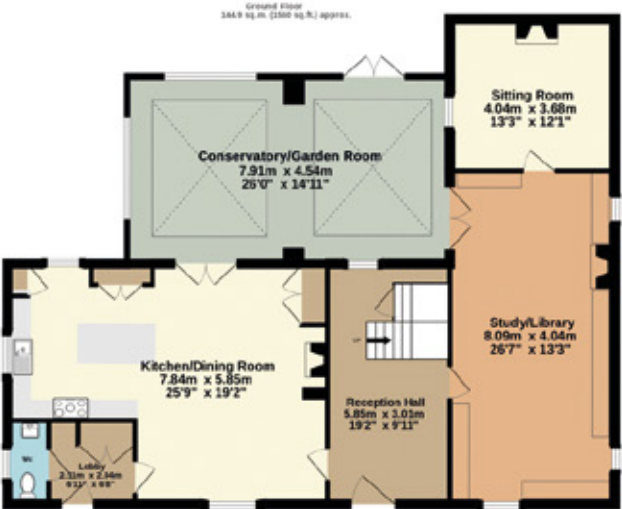
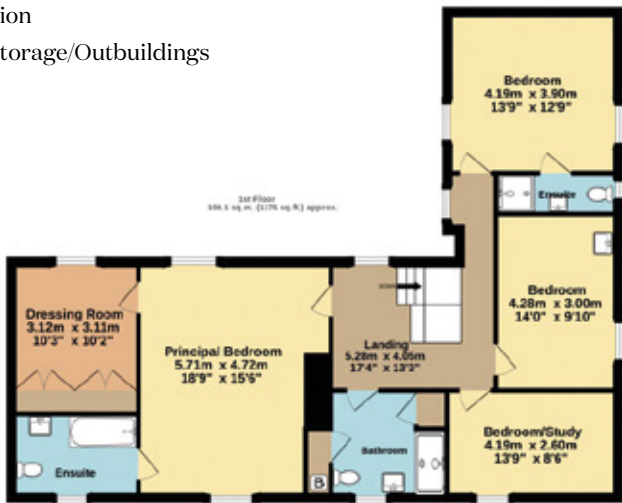


French doors open from here into the conservatory and another door leads into the cosy sitting room with panelling to dado height and fireplace with wood burner.

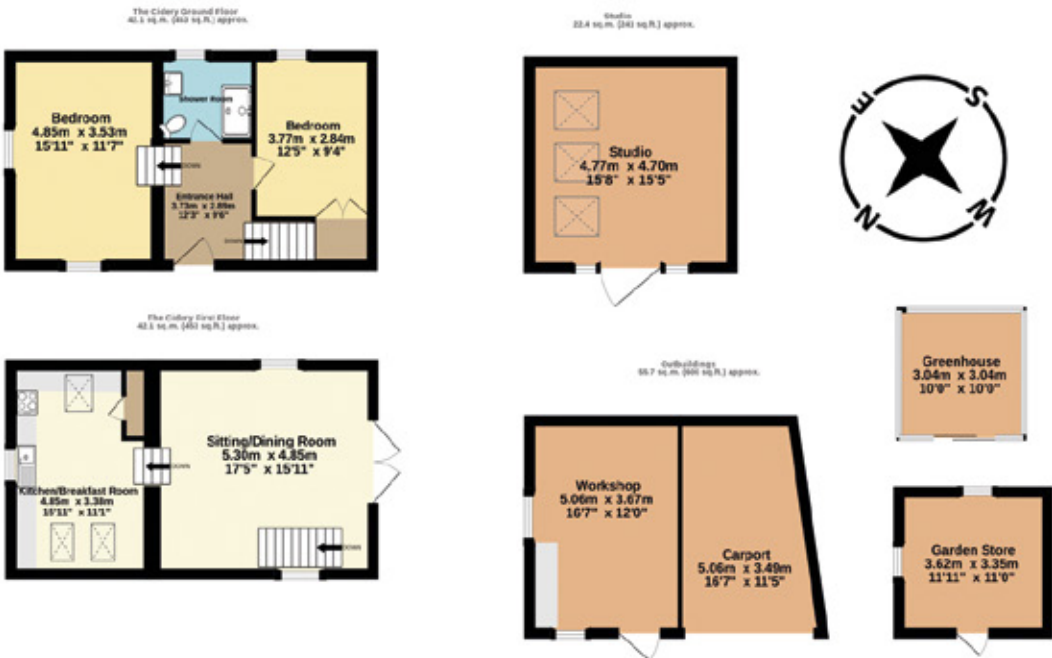
On the first floor is a large principal bedroom with windows to front and back and en suite fitted dressing room and bathroom. There is also a study/bedroom, a further guest suite and another bedroom.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
583.8 sq.m. (6284 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Beside the house, and on the other side of a paved terrace area, is the delightful detached annexe, known as The Cidery, with 'upside down' accommodation having entrance hall, two bedrooms and shower room on the ground floor and sitting/dining room, with part glazed double doors out to the terrace and gardens, and fitted kitchen/breakfast room on the first floor. There are solar panels on the roof and an enclosed courtyard garden to the rear.

Beside The Cidery and the parking and turning area is a further outbuilding comprising carport/boat store and workshop. On the other side of the driveway is the studio, and within the gardens is a garden store.

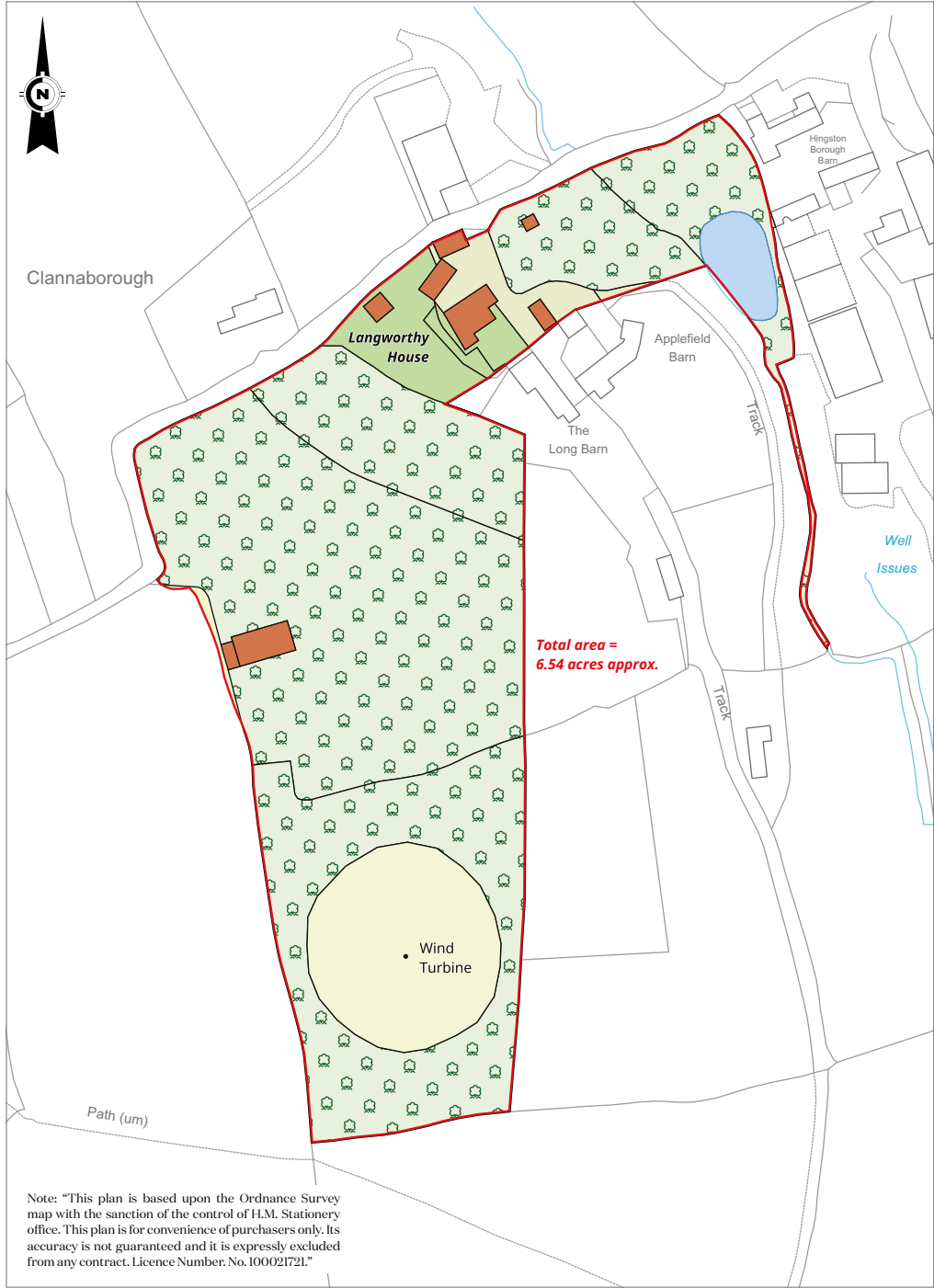




To the back of the house, and with access from the conservatory, is an enclosed level, lawned garden. Steps from the paved terrace area between the house and The Cidery rise to a large, gently sloping, lawned upper garden area with ornamental trees and shrubs. On the opposite side of the driveway a gate leads into a further lovely and extensive level orchard/ kitchen garden with greenhouse and a collection of fruit trees (apples, medlar, quince, pear, cherry and mulberry). The Stoverlake stream crosses the orchard at the far end, on its way to the River Avon, the other side of which is a wild area with two large ponds.



Adjoining the gardens to the west and south is an extensive area of woodland, within which is a large barn/implement store and a meadow containing the wind turbine.



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PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Private drainage. LPG gas boiler for house and air source heat pump for annexe, solar panels and wind turbine

Local Authority: South Hams District Council: 01803 861234

EPC: Langworthy House – E
The Cidery – C

Council Tax: House – Band G
The Cidery – Band D

Directions: TQ7 4NG what3words///cones.nylon.helpful



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