



**The Old Rectory**  
Loddiswell, TQ7

**Guide Price £650,000**

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## THE OLD RECTORY

Loddiswell, Kingsbridge, TQ7 4RR

Step through the front door into a welcoming entrance hall, with stairs rising to the first floor and the convenience of a ground floor shower room and WC. From here, the house opens beautifully into the main living space.

The sitting room is a particularly impressive, light-filled room — generous in size and perfectly positioned to take in the far-reaching countryside views. Patio doors frame the valley beyond and open directly onto the garden. A working fireplace provides a natural focal point, with scope to introduce a woodburner if desired, creating a cosy yet versatile living environment.

A further door leads into the conservatory/sun room — a standout feature of the home. With a tiled floor, dual aspect windows, Velux roof light and doors to the garden, this is a space designed for year-round enjoyment to appreciate the surrounding landscape.

The study, positioned just off the main living space, enjoys borrowed light via a large internal window into the conservatory, making it a bright and pleasant room overlooking the garden — ideal for home working or a quiet retreat.

The kitchen is well-proportioned and functional, offering ample storage along with integrated appliances including a fridge freezer, dishwasher, eye-level oven and separate hob. A window above the sink again looks out across the garden. Adjacent to this is a separate dining room — a generous, dual-aspect space perfect for family meals or entertaining.

A practical utility room provides an additional entrance into the house — particularly useful after countryside walks — with space and plumbing for laundry appliances, further storage and internal access through to the garage.





Upstairs, a bright and airy landing leads to four well-sized bedrooms. Three of the bedrooms enjoy the enviable front aspect, all benefiting from the stunning open valley views, while the fourth overlooks the side garden and adjoining fields. The family bathroom is spacious and, whilst ready for modernisation, offers excellent potential. A separate shower room alongside adds further convenience for family living.

Externally, the property continues to impress. There is extensive parking along with both a double garage and a single garage, each with electric up-and-over doors. In addition, a substantial detached workshop with power presents exciting potential — whether retained for storage/hobbies or adapted (subject to the necessary consents) into ancillary accommodation.

The gardens are a true highlight. A patio area sits directly to the front of the property, perfectly positioned to enjoy the sun throughout the day and take in the uninterrupted countryside views. Beyond this, the gardens are predominantly laid to lawn, complemented by established shrubs and offering ample space for greenhouses, sheds or even a small allotment area.

Positioned along sought-after Station Road, the property enjoys a peaceful setting on the edge of the village, with immediate access to a wealth of countryside walks. The well-regarded village primary school is within easy reach, combining convenience with a sense of seclusion.

#### **Further Information & Services:**

**Tenure:** Freehold

**Services:** Mains electric and water. Private Septic Tank. Oil-fired heating and open fire.

**EPC Rating:** F

**Construction Type:** Standard brick/block.

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

**Broadband Availability:** Superfast fibre available – check via Ofcom or supplier

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



# The Old Rectory, Station Road, Loddiswell, Kingsbridge

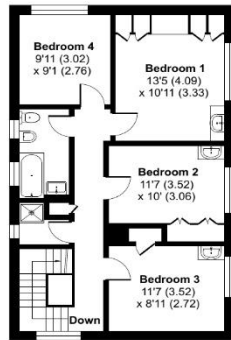
Approximate Area = 1944 sq ft / 180.6 sq m

Garage = 394 sq ft / 36.6 sq m

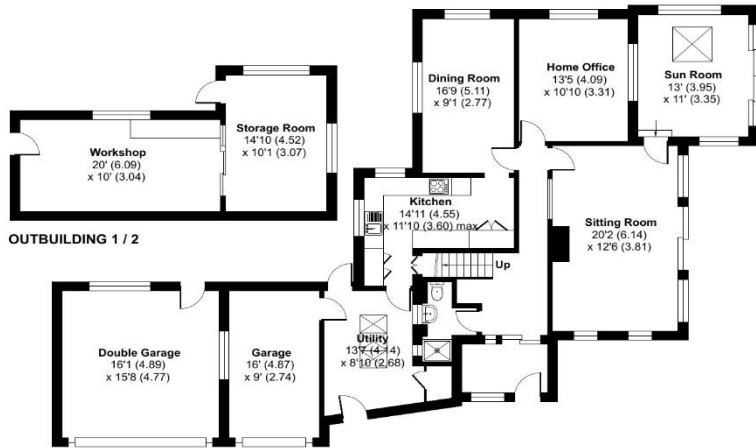
Outbuilding = 354 sq ft / 32.8 sq m

Total = 2692 sq ft / 250 sq m

For identification only - Not to scale



FIRST FLOOR



OUTBUILDING 1 / 2

GROUND FLOOR



## 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) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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