



Luscombe Maye
Since 1873

Loddiswell, Kingsbridge, TQ7 4RB

Guide Price £575,000

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The interior is generously proportioned, with inviting living spaces throughout. Upon entering the property, you are welcomed by a convenient cloakroom with WC and basin, complemented by slate flooring and a practical shoe storage area. Ahead lies a spacious, light-filled living and dining area, with Axminster carpeting and high ceilings. A working open fireplace, currently housing an electric stove, is framed by a solid oak mantelpiece, adding character to the room. The dining space enjoys panoramic views of the valley. A door from the living area opens into a large study, which could easily serve as an additional bedroom. An enclosed under stair space, currently used to store wine, provides useful additional storage. With its south-east facing aspect, the ground-floor rooms are filled with natural light throughout the day, creating a bright and airy atmosphere. From the dining room, sliding glass doors lead to a south-facing patio, a true suntrap.

The kitchen is a delight, featuring an oil-fired Aga that adds warmth and character. It is equipped with integrated appliances, including an electric oven, hob, fridge, and ample cupboard space. A central tiled island provides a great workspace for meal preparation, and the window overlooks the garden and valley beyond. From the kitchen, a door leads to a practical utility room housing a fridge freezer, space for a washing machine/ tumble dryer, and the oil-fired boiler. The kitchen also has a stable door that leads out to the garden.

Upstairs, a wide carpeted staircase leads to a spacious landing, which accommodates four generously sized bedrooms, each offering stunning valley views from the Swedish designed reversible windows and built-in wardrobes. The master bedroom benefits from a spacious en-suite bathroom with a shower, WC, bidet, heated towel rail, and a handbasin set into a vanity unit providing additional storage space. The family bathroom, with a matching suite, and a separate WC at the end of the landing serve the other bedrooms. There is also ample additional storage space in the loft, accessible by a ladder.

Outside, a full-length patio runs along the house, providing a perfect space for alfresco dining, watching wildlife, and enjoying the breathtaking views over the beautifully landscaped, prize winning garden and the valley beyond. Garden enthusiasts will appreciate the



Little Gate Lodge, Loddiswell, Kingsbridge, TQ7 4RB



Illustration for identification purposes only, measurements are approximate, not to scale.

- Charming four bedroom barn conversion
- Bright and spacious accommodation
- Peaceful location
- Solid built single garage
- Ample storage space
- Generously proportioned living spaces throughout
- Panoramic rural views
- Prize winning garden
- Ground floor study/ additional bedroom
- Village location

