



Luscombe Maye
Since 1873

Henacre Road, Kingsbridge,
Guide Price £335,000

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Offered to the market for the first time in over 60 years, this cherished family home occupies a generous corner plot with far-reaching countryside and estuary views, amazing garden space and fantastic potential for its next owners.

Approached via a private gated pathway, the property enjoys an excellent degree of privacy and a welcoming covered entrance porch, providing a practical space for coats, boots and everyday essentials before stepping inside.

At the heart of the home is a wonderfully cosy sitting room. Centred around a characterful gas fireplace, the room offers a warm and inviting atmosphere, with the option to reinstate an open fire, subject to any necessary works, for those seeking additional character .

Leading through from the sitting room is the spacious kitchen/dining room, providing an ideal space for both family life and entertaining. The kitchen offers a good range of cupboards, worktop space and built-in storage, whilst the breakfast bar creates a sociable area for casual dining. There is also ample room for a family dining table, making this a practical and versatile living space.

Just off the kitchen is a useful ground floor shower room and separate WC, thoughtfully designed with accessibility in mind and offering convenient access from outside. Adjacent to this is a useful garden store, perfect for keen gardeners, additional storage or a variety of alternative uses.

Upstairs, the property offers three double bedrooms and a family bathroom. The principal bedroom is a particularly generous double room, currently accommodating a king-size bed whilst still providing ample space for additional furniture. From here, attractive estuary views can be enjoyed, creating a wonderful outlook to wake up to each morning.

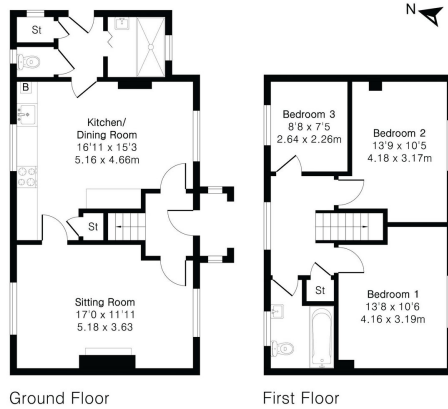
Outside is where this home truly comes into its own. Occupying an enviable corner plot, the half wrap-around garden provide an abundance of outdoor space with sunny south-facing sections ensuring sunlight can be enjoyed throughout the day.



Approximate Gross Internal Area 1208 sq ft - 96 sq m

Ground Floor Area 559 sq ft – 52 sq m

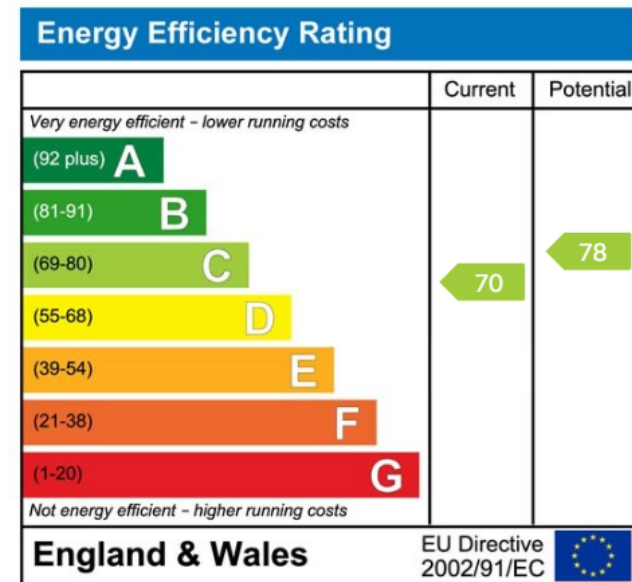
First Floor Area 649 sq ft – 44 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure is for initial guidance only and should not be relied on as a basis of valuation.



- Three Double Bedrooms
- Generous Corner Plot
- South-Facing Garde
- Estuary & Countryside Views
- Accessible Ground Floor Facilities
- Private Gated Access
- Scope To Extend Or Improve
- Gas Fireplace
- No Onward Chain



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