



Tyepitte House • Loddiswell



Welcome to Tyepitte House in Loddiswell! This stunning detached 4-bedroom house is the epitome of luxurious and spacious living. With its well-proportioned rooms, design, and fantastic features, this property offers a truly remarkable experience for homeowners and investors alike.

As you enter Tyepitte House, you'll be greeted by a large hallway that leads to all the accommodations, giving you a sense of grandeur and space. The house boasts three en-suite shower rooms, a shower room, and a separate WC, ensuring convenience for every member of the household.

You'll find two inviting sitting rooms, each featuring a cozy log-burning stove, perfect for those chilly evenings or simply to create a warm and inviting atmosphere. The open plan kitchen and dining room is a true highlight, offering a wonderful space for family meals and entertaining guests. The doors from this area lead to the private rear garden, allowing for seamless indoor-outdoor living.

Speaking of the garden, it's a haven of tranquility and beauty. The rear garden features two distinct areas that are ideal for enjoying the morning and evening sun. With a side access gate leading to the front of the property, convenience, and privacy are guaranteed.



An opportunity to own a spacious detached property in a central location

Tyepitte House is wonderfully designed, with well-proportioned rooms that are flooded with natural light. The spaciousness of the house creates a comfortable and airy environment, making it a great family home for those seeking a peaceful retreat.

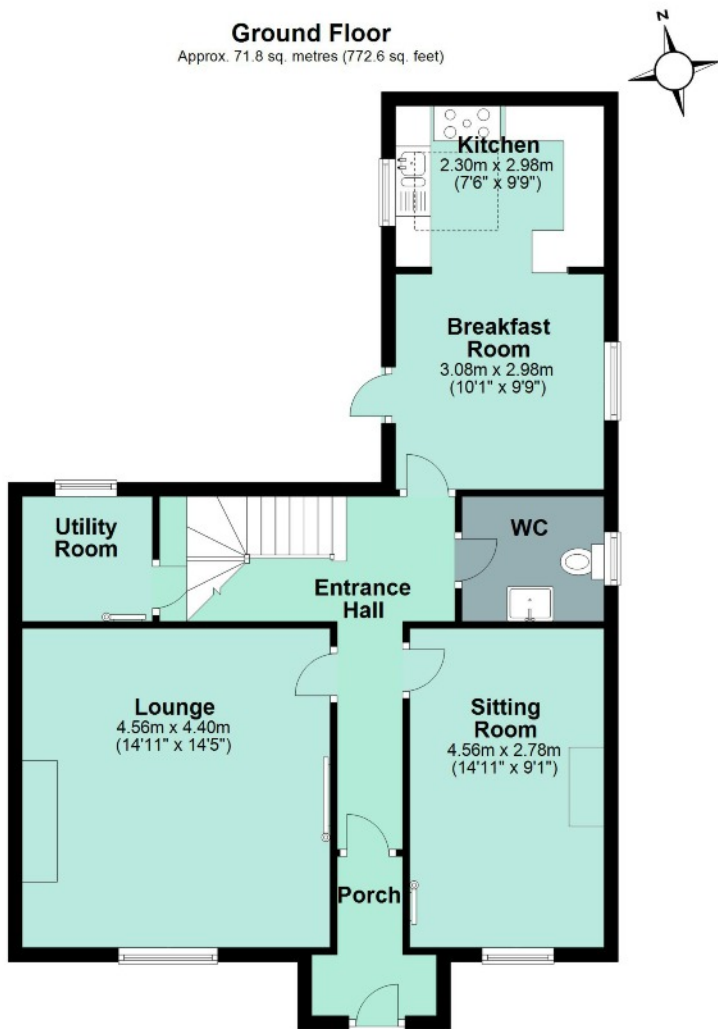
The property also benefits from a single garage equipped with water and electricity, providing ample storage space for your belongings. Alternatively, this space could be transformed into a home office or gym, subject to planning permission. Ample parking is available in front of the property and nearby, ensuring that your guests will never have difficulty finding a space.

Located in a great central location, Tyepitte House offers easy access to all the amenities and attractions that Loddiswell has to offer. Whether you're looking for a main-family home, a second home, or an investment opportunity, this property ticks all the boxes.

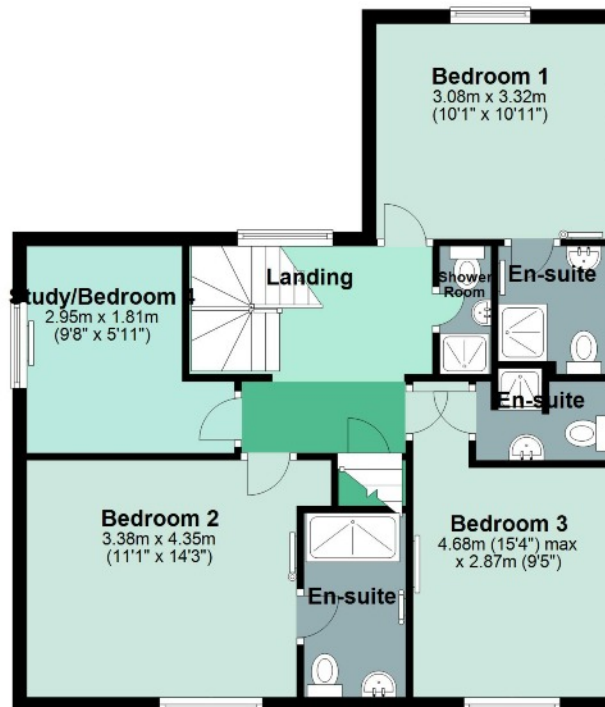


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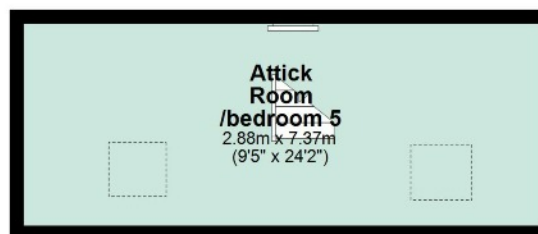
Ground Floor
Approx. 71.8 sq. metres (772.6 sq. feet)



First Floor
Approx. 63.4 sq. metres (682.8 sq. feet)



Second Floor
Approx. 21.2 sq. metres (228.3 sq. feet)



Total area: approx. 156.4 sq. metres (1683.7 sq. feet)

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.

Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Oil central heating.

Directions: From our office continue up Fore Street heading out of Kingsbridge. When you reach Sorley Cross go straight over and follow the road into Loddiswell. As you approach the pub turn right and after 200m the property will be on your left.

Viewings: Very strictly by appointment only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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