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TYEPITTE HOUSE

LODDISWELL



TQ7 4RL



TYEPITTE HOUSE

GROUND FLOOR

Entrance Hallway | Lounge | Sitting Room | Open Plan Kitchen
And Breakfast Room | Utility Room | W/C And Cloak Room

FIRST FLOOR

Bedroom 1 With En-Suite | Bedroom 2 With En-Suite | Bedroom 3
| Study/ Bedroom 4 | Family Bathroom

SECOND FLOOR

Attic Room/ Bedroom 5

EXTERNAL

Private Driveway | Garden | Garage Equipped With Water And
Electricity



“A spacious detached property in a central village location”...

Welcome to Tyepitte House, a distinguished detached 4-bedroom residence offering expansive living spaces and remarkable features. Upon entry, a spacious hallway leads to all accommodations, accentuated by an inviting entrance porch. The ground floor comprises two sitting rooms featuring log burner stoves, with the potential for a separate dining area or home office space. Additionally, a utility room, cloakroom, and an open-plan kitchen diner with access to the rear garden complete the ground floor.

- Log Burner In Living Room
- Garage Equipped With Water And Electricity
- Spacious House Creating A Comfortable And Airy Environment
- Parking For Multiple Vehicles

Ascending to the first floor reveals a family bathroom, two en-suite shower rooms, three double bedrooms, and a single bedroom. A paddle staircase grants access to a loft room, offering potential for storage or additional living space.

Outside, the rear garden boasts two distinct areas, ideal for enjoying the sun. A side access gate ensures both convenience and privacy. Tyepitte House boasts meticulous design, featuring well-proportioned rooms illuminated with natural light, fostering a comfortable and airy ambiance.

Additional amenities include a single garage equipped with water and electricity, providing ample storage or the potential for a home office or gym, subject to planning permission. Parking is plentiful both in front of the property and nearby. Conveniently situated in a central location, the property offers easy access to Loddiswell's amenities and attractions. Whether as a main-family home, second residence, or investment opportunity, this property exceeds expectations.



TOTAL APPROXIMATE AREA: 158.9 SQ. METRES 1710.6 SQ. FEET



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Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Oil Fired Central Heating.

EPC: Current F (29) Potential C (75)

Viewings: Very strictly by appointment only

Location: Loddiswell is a popular village with a thriving community located within easy reach of the A38 and just over 3 miles from the market town of Kingsbridge. The village has its own general store, pub, primary school and church. Loddiswell is surrounded by unspoilt rolling countryside with interesting river walks and is within easy reach of the beautiful coastline, beaches and estuaries of the South Hams. Within a mile of the property is the popular Avon Mill Garden Centre with deli and cafe and the Aune Valley Farm Shop.

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.

Kingsbridge 4.1 miles - Totnes 14.1 miles (Railway link to London Paddington) - Salcombe 10.3 miles