

CHI

CHARLES HEAD

EST. 1902

EXPERTS IN PROPERTY



Kyle Cottage • Aveton Gifford

CHI



Kyle Cottage is a characterful property with a wonderful homely feel and offers spacious accommodation over 3 floors. On entering, the hallway with slate floor offers useful space for hanging outdoor gear and leads to a staircase to the first floor and one to the lower ground floor.

The sitting room has a lovely ambience with feature beams and a multi fuel stove on a stone hearth, creating a cosy space for winter evenings. There is a dining area with a window overlooking the rear garden and open countryside beyond. The adjacent galley style kitchen has triple aspect windows and is an excellent working space with integral Lamona electric oven, hob and dishwasher. This room could encompass an additional dining area. A door opens to the conservatory which is accessed via a couple of steps into a wonderfully light space with views of the garden, park and surrounding countryside. The vinyl flooring and furnishings create a contemporary feel. There is a radiator and double doors opening to the patio and fish pond.

Ascending the stairs to the first floor there are two double bedrooms, the master is situated to the front and is a lovely room with a window to the front. There is a built in wardrobe with drawer and ample space for additional storage.



A lovely cottage with garage and superb views overlooking the countryside.

The second bedroom is located to the rear and the window seat is an ideal spot from which to take in the countryside and garden views. This room has built in wardrobes creating good storage space. The bathroom is a contemporary room with walk in double shower and a built in cupboard and radiator. The walls are fully tiled with a pine wood ceiling and a window with views to the rear.

A staircase from the bedroom landing floor leads to the spacious loft area with under eaves storage. This room is currently utilised as an office.

The delightful garden has beautiful views of the surrounding countryside and park and has a pathway to meander through the garden, past the pond and borders to the stone built garage at the end of the garden. A gate accesses the open countryside. A shared gate to the side of the property at the top allows bin access for the vendor only.

This lovely cottage is a perfect opportunity to embrace the lifestyle of this friendly village for use as a main residence or a wonderful holiday retreat with no restrictions on letting.

Aveton Gifford lies on the western bank of the River Avon, deep in the South Hams in an Area of Outstanding Natural Beauty. The village is probably best known for its 15th Century bridge which was built to replace the ancient ford. There is a public house with a restaurant, church, nursery/primary school, village shop and it is on the bus route. The village also has a tennis club, a children's playground and a large green. The Avon River and Estuary which is renowned for its abundance of wildfowl and it is navigable downstream to Bantham and out to sea, tide permitting is within walking distance.



Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

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

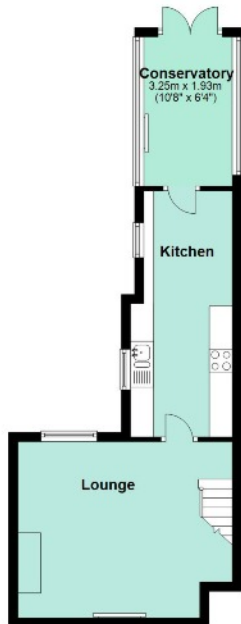
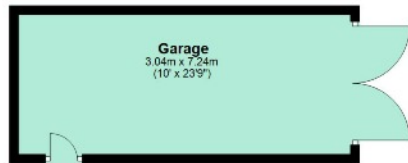
The property is energy efficient since the installation of 10 solar panels together with the eco fuel multi fuel stove and oil fired central heating. The lounge walls were lined to create additional insulation.

Directions: From our office, continue up to the top of Fore Street and turn left onto Plymouth Road. Follow A379 until you reach the roundabout in Aveton Gifford. Take the 3rd exit and continue up Fore Street. The property is located just after the red telephone box on your left.

Viewings: Very strictly by appointment only.

Lower Ground Floor

Approx. 57.3 sq. metres (618.4 sq. feet)



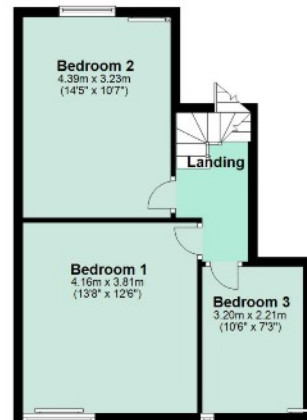
Ground Floor

Approx. 18.9 sq. metres (181.5 sq. feet)



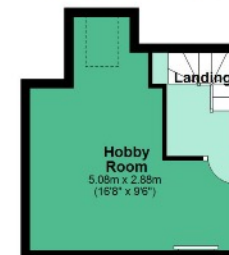
First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Second Floor

Approx. 19.9 sq. metres (214.1 sq. feet)



Total area: approx. 136.8 sq. metres (1472.7 sq. feet)

DISCLAIMER

1. These particulars are intended as a fair description of the properties and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to view.

