

Streams Reach,
Wakeham Barns,
Kingsbridge, TQ7 4NE
Guide Price £485,000



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Character features

Cosy living room

Kitchen/diner

Large garden with stream access

Stunning valley views

Parking garage

EPC rating E



 Luscombe Maye 150 YEARS



 Luscombe Maye 150 YEARS



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DESCRIPTION

Streams Reach is in a courtyard of barn conversions next to an old manor house. Set in beautiful open countryside, on the side of a pretty valley between Modbury and Kingsbridge. Step through the oak front door into the welcoming hallway featuring a full length window allowing light to flood into the front of the property, with plenty of space for coats and boots. The ground floor offers an abundance of character features from exposed beams and brickwork to stable doors and oak flooring. The cosy living room is warmed by the wood burner and is blessed with views across the valley. A stable door leads you out to the rear of the house with steps leading down to the large garden.

Along the hallway is the downstairs cloakroom with WC and hand basin and to the other end is a good sized kitchen/diner with a comprehensive fitted range of units. To the side of the kitchen is a separate utility room with plumbing for a washing machine and an inset sink unit. Both rooms enjoy views over the valley.

The turned oak staircase from the hall leads you to the lovely galleried landing looking out onto the courtyard and there is useful over head eaves and cupboard storage. The first large double bedroom has dual aspect windows to the front and rear, a second large double bedroom and a single bedroom, all enjoy lovely views across the valley, pitched ceilings to the eaves and deep oak window sills. A good sized family bathroom, requiring updating, has both bath and shower, WC, basin and Velux windows.

LOCATION

Aveton Gifford is a small rural village in the south of Devon. It lies at the head of the estuary of the River Avon or Aune. It receives its name from this river and also from the family of Giffard who held the manor. Walter Giffard came across with William the Conqueror and helped with the Domesday Book. The village is located in the South Hams district of Devon. The parish has a population of approximately 850. The village has a pub, a community village shop/post office, a primary school, a pre-school and a selection of parish organisations. The coast, and beaches are just few miles away at Bigbury on Sea. A short drive away are the much larger towns of Kingsbridge and Modbury, both of which enjoy an excellent range of facilities, shops and schools.

OUTSIDE

To the rear of the house follow the steps down to the garden, where there is plenty of space for family games, chickens, vegetable patches and more with easy access to the stream at the bottom of the garden. To the front of the property is a small lawn area and gravel parking. Across the courtyard is the single garage. There is also a further allocated parking space at the entrance to the complex.

SERVICES

Shared private water supply via bore hole. Drainage to shared septic tank. LPG central heating (Private). Mains electricity.

TENURE

Freehold.

COUNCIL TAX

Band E.

LOCAL AUTHORITY

South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234. www.southhams.com

VIEWINGS

Viewing strictly by appointment with Luscombe Maye, Modbury 01548 830831 modbury@luscombemaye.com

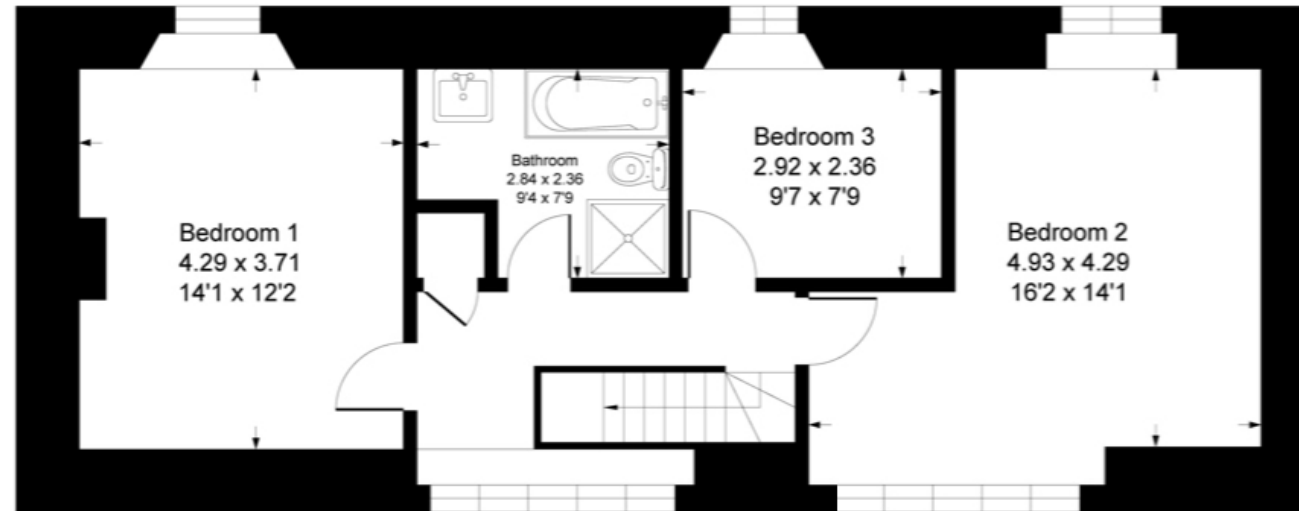
DIRECTIONS

From Modbury take the A379 towards Kingsbridge. After passing Harraton Cross and the turning to Bigbury on Sea, continue for approximately a mile and a half until you see a signpost for Wakeham Farm on the left hand side. Turn left and follow the drive until you arrive at a gravelled parking area on your right, continue into the courtyard and Streams Reach can be found directly on your right hand-side.

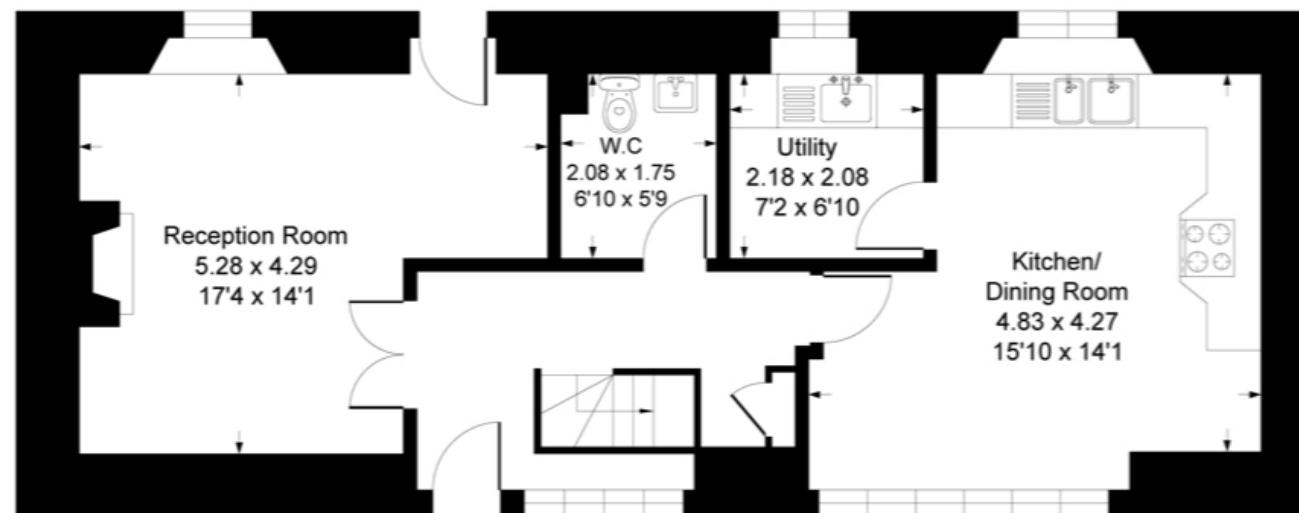
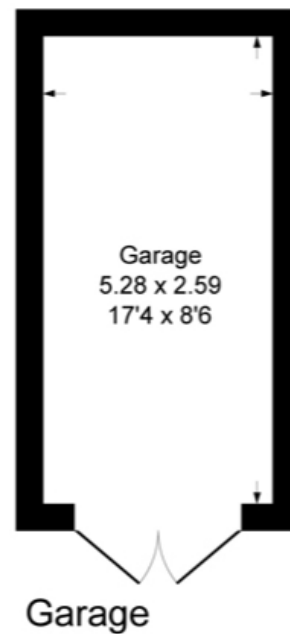
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	46 E	
21-38	F		
1-20	G		

Streams Reach, 5 Wakeham Barns, Aveton Gifford, Kingsbridge, TQ7 4NE

Approximate Gross Internal Floor Area = 120.9 sq m / 1302 sq ft
Garage Area = 13.6 sq m / 147 sq ft
Total Area = 134.6 sq m / 1449 sq ft



First Floor



Ground Floor

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

All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Modbury
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 **Luscombe Maye**
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