

Cross Cottage, West Alvington, Kingsbridge, TQ7 3QB

Luscombe Maye 
Estate Agents







Cross Cottage West Alvington, TQ7 3QB

Cross Cottage is a beautifully presented two-bedroom character cottage located in the heart of West Alvington. West Alvington is a sought after village, less than one mile outside the market town of Kingsbridge. The village offers a public house, cricket club, beautiful walks through West Alvington Woods as well as a primary school and village hall. All Saints Parish Church is close to the property. West Alvington is a short drive from the popular holiday destinations of Salcombe and Hope Cove. Well positioned on a regular bus service from Kingsbridge to Salcombe, many towns can be reached from Kingsbridge bus station.

The accommodation comprises entrance porch with space for shoes, entrance hall with cupboard housing the gas fired boiler, open plan living room/kitchen with dual aspect windows providing an abundance of light, modern kitchen and log burner. Also on the ground floor is the modern family bathroom comprising bath with shower over, glass shower screen, hand basin and WC.

The first floor enjoys a large landing and two bedrooms, the master bedroom is located at the front of the property and benefits from a south-facing aspect and far reaching views across the countryside to East Portlemouth in the distance.

Cross Cottage has a delightful garden, the lower level is an enclosed courtyard garden with exposed stone walls and ample space for a small outside table. Steps lead from the courtyard to a generous, south facing garden, fully enclosed with a large patio area, stone built storage shed, mature trees and shrubs and an outside office. The office has power, internet and light providing the ideal spot for working from home.

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A beautifully presented two bedroom detached character cottage located in the countryside village of West Alvington with nearby amenities, a private garden and far-reaching views.

- Two Bedroom Cottage
- Character Features
- Nearby Amenities and Schools
- Far-Reaching Views
- Outside Office
- Sunny, Private Garden
- Beautifully Presented
- Naturally Light and Bright
- Log Burner
- Countryside Walks Nearby

Cross Cottage, Lower Street, West Alvington, Kingsbridge, TQ7 3QB

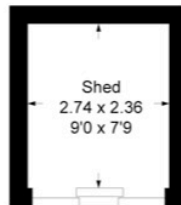
Approximate Gross Internal Floor Area = 61.03 sq m / 657.02 sq ft



First Floor



Ground Floor



Shed

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



SERVICES

Mains gas, electricity, water and drainage.

COUNCIL TAX

The property is in Council Tax Band B.

TENURE

Freehold.

LOCAL AUTHORITY

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

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 800178.

DIRECTIONS

Follow the A381 from Kingsbridge towards Salcombe, as you continue up West Alvington Hill and into the Village, turn left down Lower Street and Cross Cottage is the first house on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 and other users are advised to recheck the measurements and any other details that will be relied upon.