

Higher Yanston House, Loddiswell

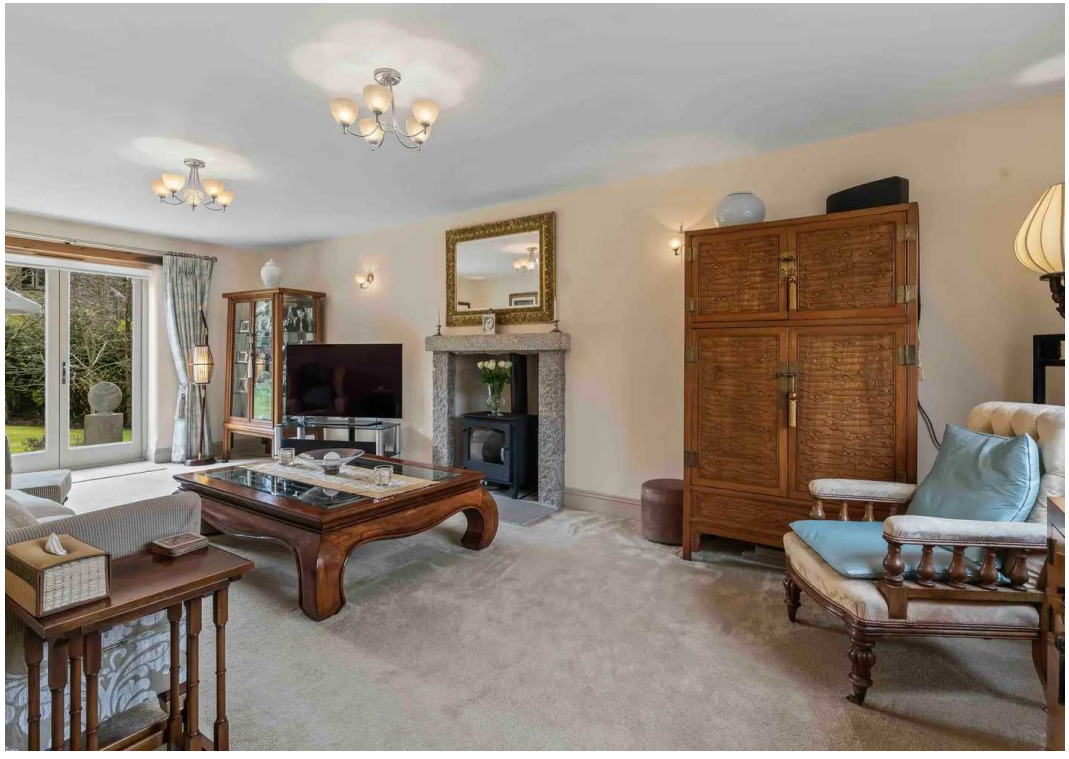
Guide Price £1,100,000

HARRIET GEORGE









Higher Yanston House

Loddiswell, Kingsbridge

- Peaceful countryside setting
- Wonderful modern family home
- Immaculate and spacious accommodation
- Spacious sitting room with multi fuel stove
- Detached home office / studio
- Extensive storage
- Beautifully landscaped gardens
- Ample parking and double garage
- Underfloor heating throughout
- Ground source heat pump

Higher Yanston House is exceptionally well placed in a pretty and rural part of the South Hams between the villages of Loddiswell and Aveton Gifford. Both villages have a church, primary school and shop / post office and Loddiswell can be easily accessed via a nearby public footpath.

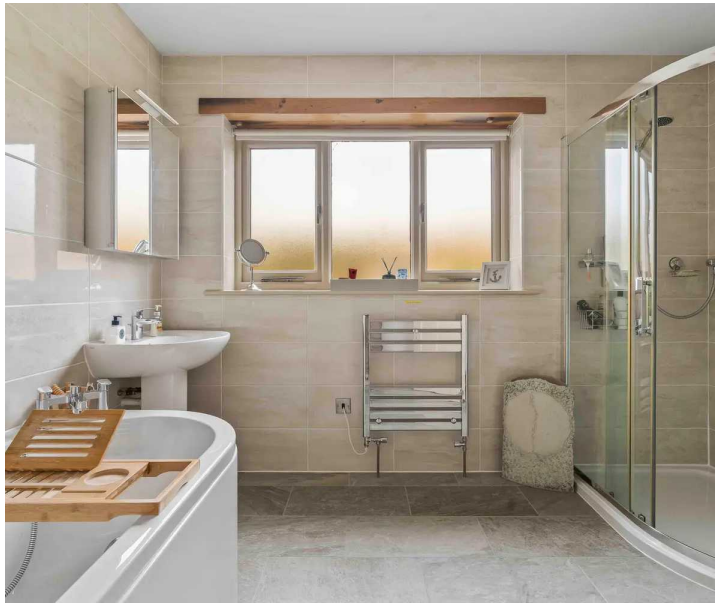
The closest town is Kingsbridge which offers extensive shopping and facilities including a health centre, small hospital, sports centre and the highly regarded Kingsbridge Community College. The bustling and thriving market town of Totnes is 14 miles away and from here there is a regular direct train service to London Paddington.

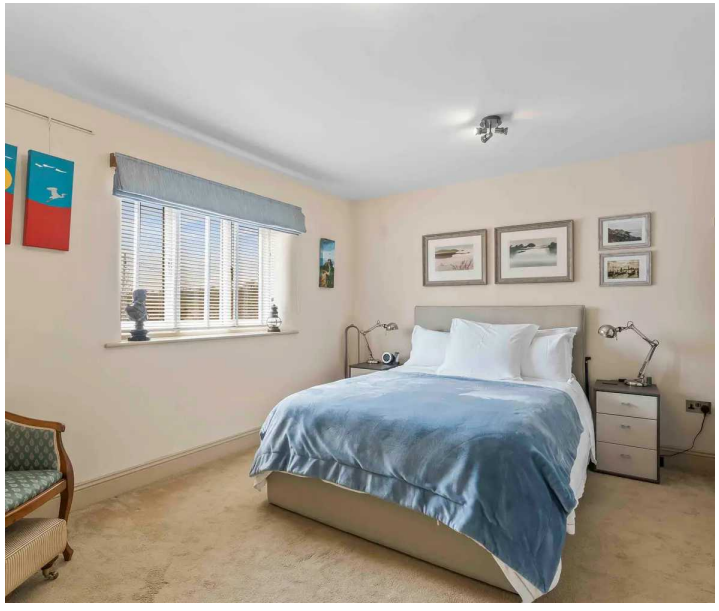
There are lovely walks along the Avon valley and the house is within easy reach of the beautiful coastline, beaches and estuaries of the South Hams. The nearest sandy beaches are at Bantham and Bigbury on Sea and the house is very close to the River Avon which tide permitting is navigable downstream to Bantham and out to sea.

Council Tax band: G

Tenure: Freehold







Built in a traditional style with meticulous attention to detail and completed about 10 years ago, Higher Yanston House offers generous family accommodation arranged over two floors with well proportioned rooms.

The fitted kitchen has granite worktops and painted units and opens to the dining room with French doors to the rear south facing garden. A door from the dining room leads to the utility room with shower room at one end. The dual aspect sitting room has a wood burning stove with granite mantle and surround and French doors to the paved terrace that runs along the rear of the house. There is also a study on this floor. The first floor has an impressive galleried landing off which are 4 bedrooms, the principal room has two walk-in wardrobes and an en-suite shower room. There is a second en-suite bedroom and the other bedrooms are served by a family bathroom.

The mainly lawned gardens which surround the house have been beautifully landscaped with sitting areas designed to enjoy the sun at different times of the day. A paved entertaining terrace with gazebo is perfect for evening dining adjacent to an ornamental pond. At the top of the garden is a bespoke studio with power and WIFI connection available; a bench above enjoys beautiful countryside views to the west.

The private driveway leads to the front of the house where there is parking for several vehicles and access to the double garage. There is additional parking on the higher side of the drive by the studio.

This is a wonderful opportunity to acquire an energy efficient home in an extremely convenient location, nestled in the beautiful South Hams countryside, close to the sea but not remote.

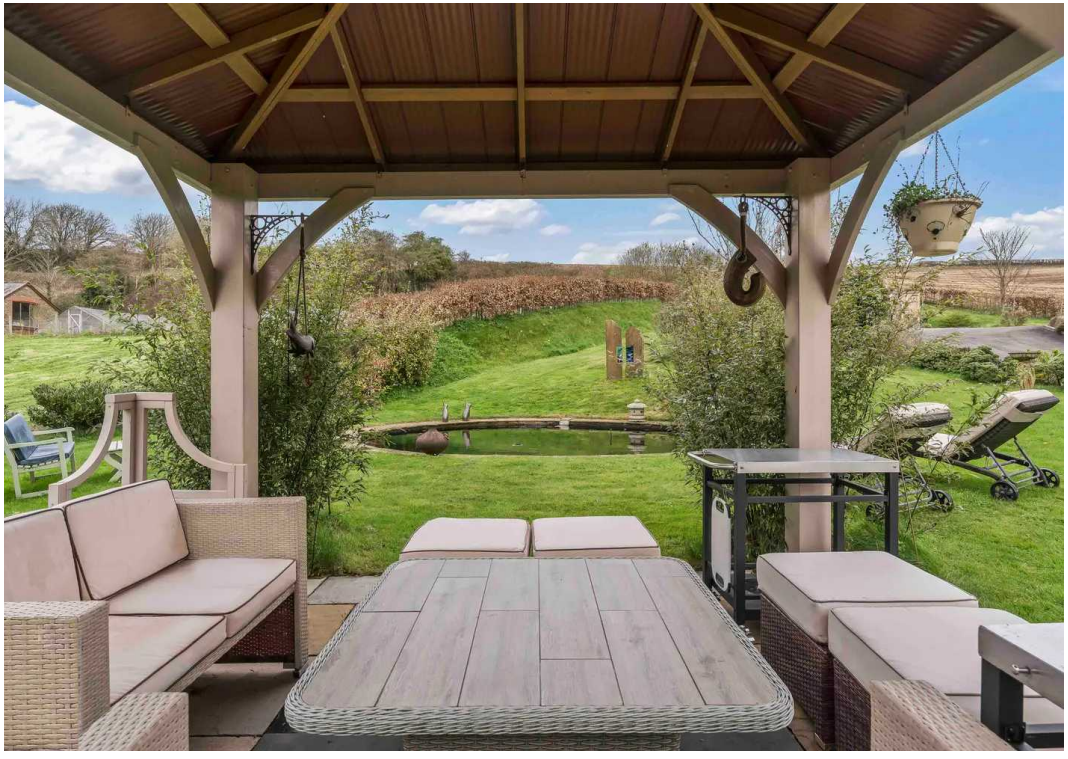
SERVICES

Mains water and electricity. Ground source heat pump. Shared sewerage treatment plant.











Approximate Gross Internal Area = 226.1 sqm / 2434 sq ft
(Excluding Garage)
Garage
Approximate Gross Internal Area = 34.2 sqm / 368 sq ft
Garden Studio
Approximate Gross Internal Area = 20.1 sqm / 216 sq ft



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

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.