

FISHERBECK



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

FISHERBECK

Description

Fisherbeck is a beautifully presented barn conversion set in a delightful rural hamlet just outside the village of Loddiswell and enjoys lovely views of the surrounding countryside.

The bright and spacious accommodation is full of character features including exposed roof trusses and beams and superb stone fireplace is arranged over three floors offers a high degree of flexibility.

On the ground floor you enter into a porch with cloakroom off, then through to the hall with stairs up to the first and down to the ground floor. There is a beautifully presented dual aspect sitting room with corner fireplace inset with an electric wood burner set on a stone hearth with timber lintel above and large picture windows opening to a Juliette balcony allowing natural light to flood in and giving uninterrupted views of the fields and woodlands to the rear of the property. The farmhouse kitchen enjoys the same easterly views as the sitting room. It's well-appointed with a range of floor and wall units, Smeg Range Cooker, space for a dining table and chairs and open walkway through to the snug. The snug extension was completed in 2015 and is a super addition to the property, adding a further reception area and has bi-fold doors opening to the front patio.

On the first floor are a further 3 bedrooms, two doubles and one single, all have part sloping ceilings, exposed roof trusses, beams and skylights, with the principal bedroom enjoying en-suite facilities.

On the lower ground floor are two double bedrooms, a well-appointed shower room and utility with access out to the garden.

To the front is a parking area next to the double garage which has up and over door to the front, pedestrian access to the side and electricity connected. A pathway and steps take you down through the delightful, beautifully maintained front garden to the entrance. There are lawned areas, and pretty flower filled borders and trough's and a variety of mature trees, bushes and shrubs. The front patio runs the width of the property and is ideal for entertaining/alfresco dining having direct access into the house, or simply relaxing and enjoying the views over the garden.

The rear garden is laid to lawn with patio seating area and bordered on all sides by timber fencing and established shrubs and bushes.

Situation

Loddiswell is a popular village with a thriving community located within easy reach of the A38 Devon Expressway and just over 3 miles from the market town of Kingsbridge. The village has its own general store, pre and primary schools and church. Loddiswell is surrounded by unspoilt rolling countryside with interesting walks and within easy reach of the beautiful coastline, beaches and estuaries of the South Hams.

Directions

what3words - jogging.swept.innovator

From Kingsbridge take the Loddiswell road into the village of Loddiswell. Turn right just before the Loddiswell Inn, and follow the road into Well Street, and continue right into Station Road. Continue along this lane for about half a mile then turn left into the driveway signed to Hown. Continue down the drive and Fisherbeck is on the right hand side just beyond Hown Farmhouse.



PROPERTY DETAILS

Property Address

Fisherbeck, Loddiswell, Kingsbridge, Devon TQ7 4DDS

Mileages

Kingsbridge 4 miles; A38 Devon Expressway 7 miles; Totnes 13 miles
(distances are approximate)

Services

Mains electricity and water. LPG heating. Underfloor heating in the first floor en-suite, porch and cloakroom. Septic tank - shared 3 ways, annual charge of approx. £100 to empty.

EPC Rating

Band E. Current: 42, Potential: 58

Council Tax - Band F

Tenure - Freehold

Authority

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

Key Features

- Semi-detached, character barn conversion
- Spacious and beautifully presented
- Approx. 1976 sq.ft of accommodation
- Double garage and parking
- Well-maintained gardens
- Views over open countryside and woodland
- Peaceful hamlet location

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

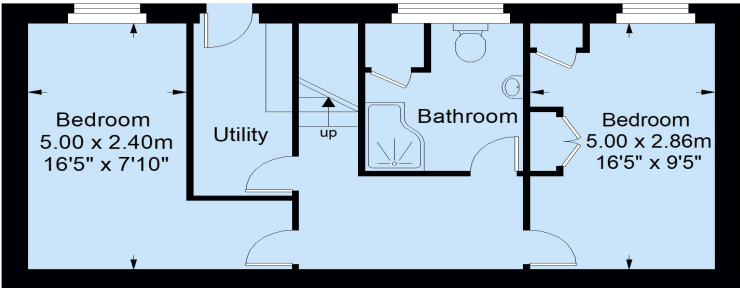
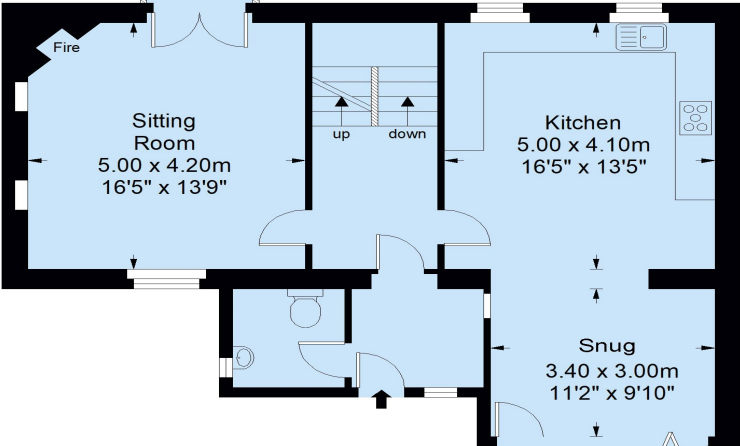
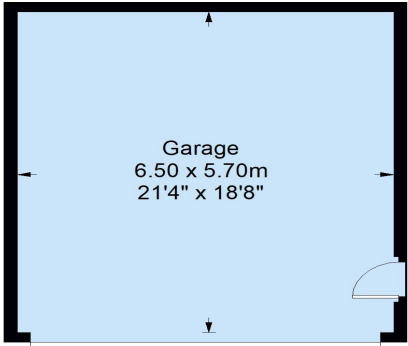
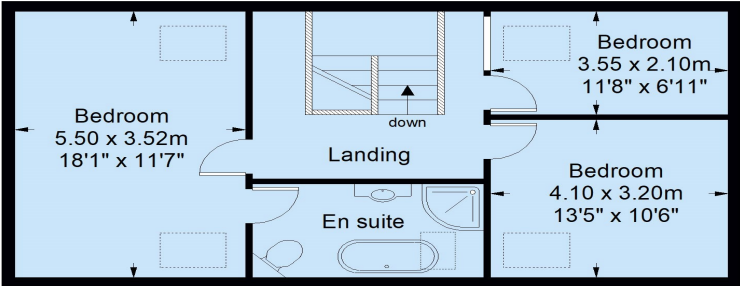
Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.

*Possible opportunity to purchase 2+ acres of land with stables. Please get in touch for more details.



FLOOR PLAN

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



Total area 183.57 Sq.m (1976 Sq.ft) Approx.

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