



STAGS

The Stables



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Wigford, Loddiswell, Kingsbridge, TQ7 4DX

Kingsbridge 5 miles A38 (Wrangaton) 6 miles Salcombe & Dartmouth 13

- Highly accessible location
- 17' triple aspect Sitting room
- Garden room
- Superbly-fitted Kitchen/dining room
- Three bedrooms with vaulted ceilings
- Master bedroom en-suite
- Two storey barn/ancillary accommodation
- Modern agricultural barn

Guide price £950,000

SITUATION AND DESCRIPTION

Wigford occupies a delightful position on the western side of the picturesque wooded valley of the River Avon, which it also overlooks. It is almost mid-way between California Cross, with its popular public house, garage and small supermarket and Loddiswell, a popular village with an excellent community and a variety of amenities which includes a primary school, village inn, stores and separate Post office.

The market town of Kingsbridge is only 5 miles away and is a hub for South Hams tourism: sitting at the northerly end of the Salcombe estuary, Kingsbridge also offers an excellent range of shops and local facilities which include a health centre/ cottage hospital, sports centre and a highly-rated (OFSTED) community college. Wigford is within the school bus catchment area for both primary and secondary schooling.

Communications are good with the A38 Expressway within just 6 miles and ten minutes - to the north, providing fast access into Plymouth and on to the M5 at Exeter. Totnes, which provides a regular intercity rail service, is just 10 miles or so away.

We understand that the property was an agricultural barn until shortly before its conversion in 2005. It now provides superbly-presented accommodation which oozes throughout in character with its beamed ceilings and exposed roof timbers. A further feature of the property is the wonderful garden room which was added more recently and overlooks the rear terrace and grounds beyond.

PLEASE REFER TO THE ATTACHED FLOOR PLAN AND THE ACCOMMODATION COMPRISES:-

The property is accessed via a timber entrance door with a glazed panel. This leads to the SPACIOUS ENTRANCE HALL which, in common with the whole of the ground floor, has a Jerusalem limestone tiled floor and under-floor heating. A dog-leg staircase leads to the first floor whilst doors lead from the hall to the kitchen/dining room, sitting room and UTILITY ROOM, which has a hand-wash basin, WC and plumbing for a washing machine.

The KITCHEN/BREAKFAST ROOM has a bespoke range of units in Oak and includes a Shaws Original farmhouse-style double bowl ceramic sink with adjoining granite work-surfaces, Jerusalem limestone tiled upstands and cupboards and drawers under. Redfyre oil-fired Range cooker. Lamona electric oven and Whirlpool four-burner ceramic hob. The kitchen/ breakfast room has a beamed ceiling and larder/pantry. It also has double-opening doors which lead to the front of the property and further, stable-type door lead to the REAR PORCH, which has a glazed roof and door to the rear.



A superb converted and conveniently-located barn of character with beautiful views over the wooded Avon valley.





Triple aspect SITTING ROOM: a room of character with beamed ceiling and a woodburner set in an attractive stone surround with a granite lintel. Glazed, double-opening doors lead to the front garden. Tiled steps lead up to the GARDEN ROOM, with vaulted, glazed ceiling and Oak-framed bi-folding doors which also lead to the rear terrace.

FIRST FLOOR

The LANDING has a vaulted ceiling, exposed roof timbers and a skylight window. Linen cupboard houses the Megaflo water system and there is an additional storage cupboard, also with double opening doors. MASTER BEDROOM has similar exposed roof timbers to its vaulted ceiling, Juliet balcony and double opening doors and off the bedroom is a good-sized dressing area, with hanging rails and shelved storage space. The en-suite shower room has a suite in white comprising hand-wash basin with storage cupboard under, WC and shower cubicle with Mira unit. Both FAMILY BEDROOMS are good-sized doubles and have vaulted ceilings with exposed roof timbers and the second bedroom also has a Juliet balcony from where, pleasant views over the gardens and grounds are enjoyed. The FAMILY BATHROOM has a Retro-style, four-piece suite in white comprising double-ended slipper bath, vanity hand-wash basin, WC and walk-in shower cubicle.

OUTSIDE

To the front of the building is an attractive, mainly gravelled and part-walled garden with well stocked beds and borders to the side. Immediately to the rear of the property is a beautiful, slate-paved west-facing TERRACE which receives the sun for much of the day. BBQ/garden store. From the terrace, matching slate-paved steps lead up to two raised lawned gardens, and into a delightful orchard with numerous apple and pear trees, and with mature tree lined borders providing a considerable degree of privacy. The property is approached over a brick-paved driveway which sweeps up to the side of the property and around to a yard at the rear. A second, part concrete/part-gravelled driveway provides additional access for larger vehicles and alongside the driveway is a SAND MENAGE measuring approx. 130 x 50.

A MODERN, TWO-STOREY BARN has planning consent for ancillary accommodation and, with its open-plan living accommodation, double bedroom & bathroom and separate OFFICE with a shower room, would be ideal for many uses, included accommodation for elderly/dependant relatives, occasional guest usage, or for someone seeking a work-from-home environment.

MODERN AGRICULTURAL BARN (150 x 50 approx. Overall measurements) with power and light connected. STABLE BLOCK.

The property lies to the eastern side of its own land, which is laid mainly to pasture, and divided into manageable paddocks, ideal for equestrian use if required. There is a large pond, created to attract wildlife, and with reed beds which provide cover for numerous birds and insects, and which feeds an additional, smaller water feature with waterfall, feature bridge, all leading into a spring fed pond. There are also wonderful views of the Avon Valley to be enjoyed, particularly from this elevated pond and garden area. There is a productive Vegetable Garden, with raised beds and two aluminium-framed glass houses. Timber and felted PUMP SHED housing the water pump and filters etc. In total, the property extends to around 13.5 acres.

SERVICES

Mains electricity connected. Private drainage (Biotech treatment plant) and water supply (bore hole). Oil-fired central heating.

COUNCIL TAX:

Band E

TENURE

FREEHOLD

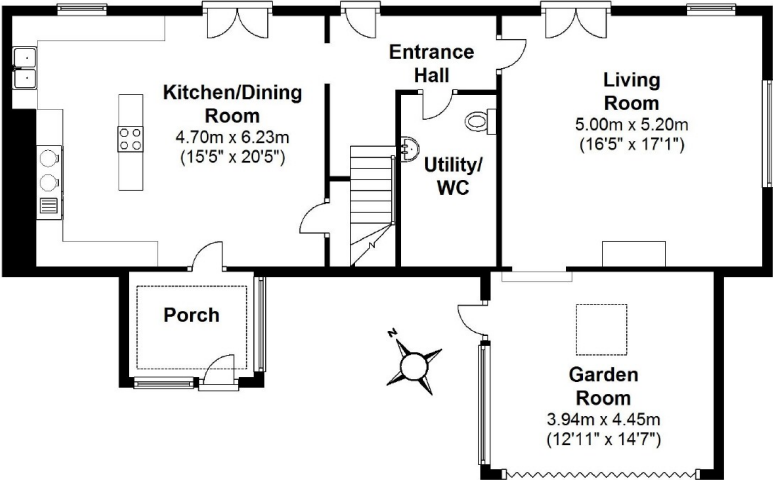
DIRECTIONS

From Kingsbridge: Take the B3194 towards Loddiswell. Pass into and through the village of Loddiswell and continue in the direction of Wrangaton and South Brent. After around 1 mile, turn right at Wigford Cross (signed Hazlewood House)*. Follow this road for approximately half a mile and the entrance to The Stables will be seen on the left hand side.

The Stables, Wigford

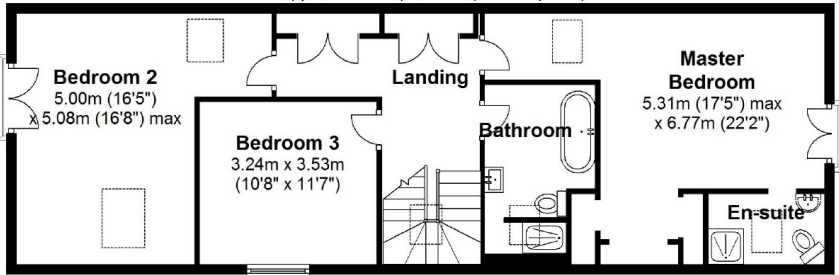
Ground Floor

Approx. 96.4 sq. metres (1037.3 sq. feet)



First Floor

Approx. 80.5 sq. metres (866.4 sq. feet)



Total area: approx. 176.9 sq. metres (1903.7 sq. feet)

These particulars are a guide only and should not be relied upon for any purpose.



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