



4 Little Reeds





# 4 Little Reeds

Loddiswell, Kingsbridge, Devon TQ7 4QH

Kingsbridge 4 miles. Totnes 14 miles. Plymouth 23 miles.

An attractive semi-detached stone barn conversion with two double bedrooms located in the heart of Loddiswell benefiting from parking.

- Characterful Barn Conversion
- Ample Parking
- South Facing
- Courtyard
- Central Village Location
- Two Double Bedrooms
- Useful Entrance Porch
- Exposed Beams
- Freehold.
- Council Tax Band : B

Guide Price £250,000

## SITUATION

Loddiswell is a popular village known for its excellent community and picturesque countryside location, local amenities include a primary school, village inn (closed presently) and corner shop and just a 10-minute walk down the hill is the River Avon and the wonderful Avon Mill Garden Centre, deli and café. The market town of Kingsbridge is 3 miles away and Salcombe 9 miles by road has an excellent range of restaurants and inns, a heart for yachting and water enthusiasts, the town also offers lovely sandy beaches and spectacular cliff top walking. The stunning beaches at Thurlestone, Bantham and South Milton are also within easy reach.

## DESCRIPTION

An attractive two bedroom stone barn conversion offering spacious accommodation, courtyard parking in the heart of Loddiswell that would benefit from updating and re-decoration.





## ACCOMMODATION

Entering through the useful large porch with ample space for coats and boots, door into the kitchen diner where there is a good range of wall and base units and oil-fired boiler, there is space and plumbing for a washing machine, space for a cooker and fridge freezer. The property has lots of character with beams throughout and exposed red brick archway into the sitting room. The sitting room has a wood burner and red brick chimney breast, windows overlooking the courtyard and stairs to the first floor. On the first floor there are two double bedrooms, both with beamed ceilings. Family bathroom.

## OUTSIDE

In front of the property is a courtyard with gated access to the main road. 4 Little Reeds has parking within the courtyard, a store, a space to sit out if one wishes. To note there are two neighboring properties that have vehicular rights of way over the courtyard to access their garages, and a further cottage has a pedestrian right of access to the rear of their property. There is a small strip of around half a metre to the rear of the pub on the south side of the courtyard that is not owned by 4 Little Reeds.

## SERVICES

Mains electric and water. Oil fired central heating.

## TENURE

Freehold.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

## INVESTMENT

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

## DIRECTIONS

From Kingsbridge, take the road out of the town signed Loddiswell. Follow this road for approximately 3 miles and on entering the village, follow the one way system around passing the Spar shop on the left. Passing the Loddiswell Inn on the right hand side with 4 Little Reeds shortly on the right behind a wooden entrance gate.


## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



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

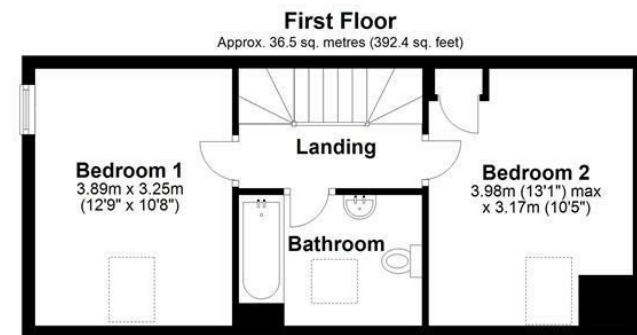
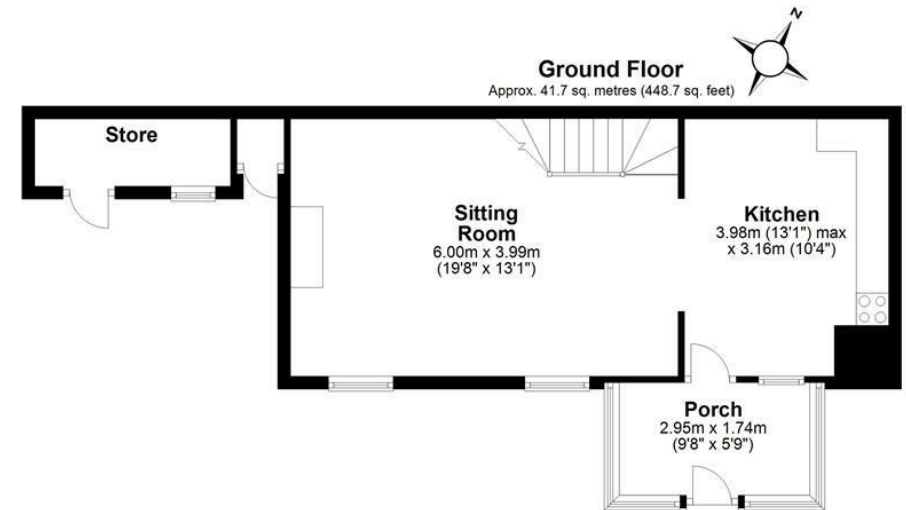


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>82</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Total area: approx. 78.1 sq. metres (841.1 sq. feet)



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