



Evandon House Wood Lane  
West Alvington, Kingsbridge, TQ7 3PJ  
Guide Price £419,200



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GUIDE PRICE £419,200 - £429,950 Evandon House forms part of what was originally a large period home built in 1865. In 1999 it was split into 2 properties. We are offering you the larger portion with 4 bedrooms. The majority is on the upper floor yet, thanks to the topography, reached by just a few steps off Wood Lane.

## West Alvington

West Alvington is situated just on the outskirts of Kingsbridge and has the popular Ring O'Bells pub, an impressive church and a village hall in its midst. The village has some excellent primary schools in its catchment area, as well as one within the village itself and is within the catchment for Kingsbridge Secondary too. The village is located within a short distance from some stunning beaches in Bantham and Thurlestone and there are some wonderful walks either through fields or woods on your doorstep. It is also on the bus route between Kingsbridge and Salcombe which makes it easy to get around.

## The Property:

Evandon House forms part of what was originally a large period home built in 1865. In 1999 it was split into 2 properties. We are offering you the larger portion. The majority is on the upper floor yet, thanks to the topography, reached by just a few steps off Wood Lane.

With 4 bedrooms and a "spare" room as well as a sitting room, dining hall, kitchen and conservatory the property comprises:

From the garden you enter the Conservatory, double glazed on a brick base. The tiled floor continues on into the kitchen which is fitted on 2 sides with wooden panel fronted units with solid wood worktops and tiled splashbacks. Features include an electric cooker with gas hob with a filter extractor above, ceramic sink and drainer, recess for fridge freezer and breakfast bar.

Next we come to the Dining Room/Hall. The 4 season stain glass windows are a notable feature. There is a further inner hall, home to a large airing cupboard, which provides access to the bedrooms and sitting room which has 2 sash windows to the front and a stone working open fireplace.







The master is a large bright double bedroom with a front elevation and built in wardrobes. Two further bedrooms are located off the inner hallway, one of which is a generous double and a further good sized single.

The family shower room is fully tiled with large walk in shower cubicle, low-level wc and hand wash basin.

Stairs from the dining room lead down to a useful area which currently houses bedroom 4. A large double bedroom with built in storage. The downstairs space has its own entrance so offers the potential for use as a guest room or annexe, or a perfect 'teenager' space.

There is also a downstairs WC and large utility area with potential to become a large bathroom, or further bedroom and bathroom.

Outside there is an area of largely paved garden accessed from a little way up Wood Lane. At the lower level is an area of parking shared with the neighbour with some planted borders and parking for one vehicle.

The property has gas fired central heating with radiators in all the major rooms (chromed heated towel rail in the shower room). The boiler, a Worcester fitted in 2021 is located in the spare room.

The majority of windows are double glazed, and most of these match the original pattern of sash windows. The windows in the bathroom are single glazed as is one in the kitchen and the one in the dining room.

The property would suit a family looking for that extra space, or perfect holiday home/ holiday let investment

Tenure.  
Freehold with the property below being leasehold.

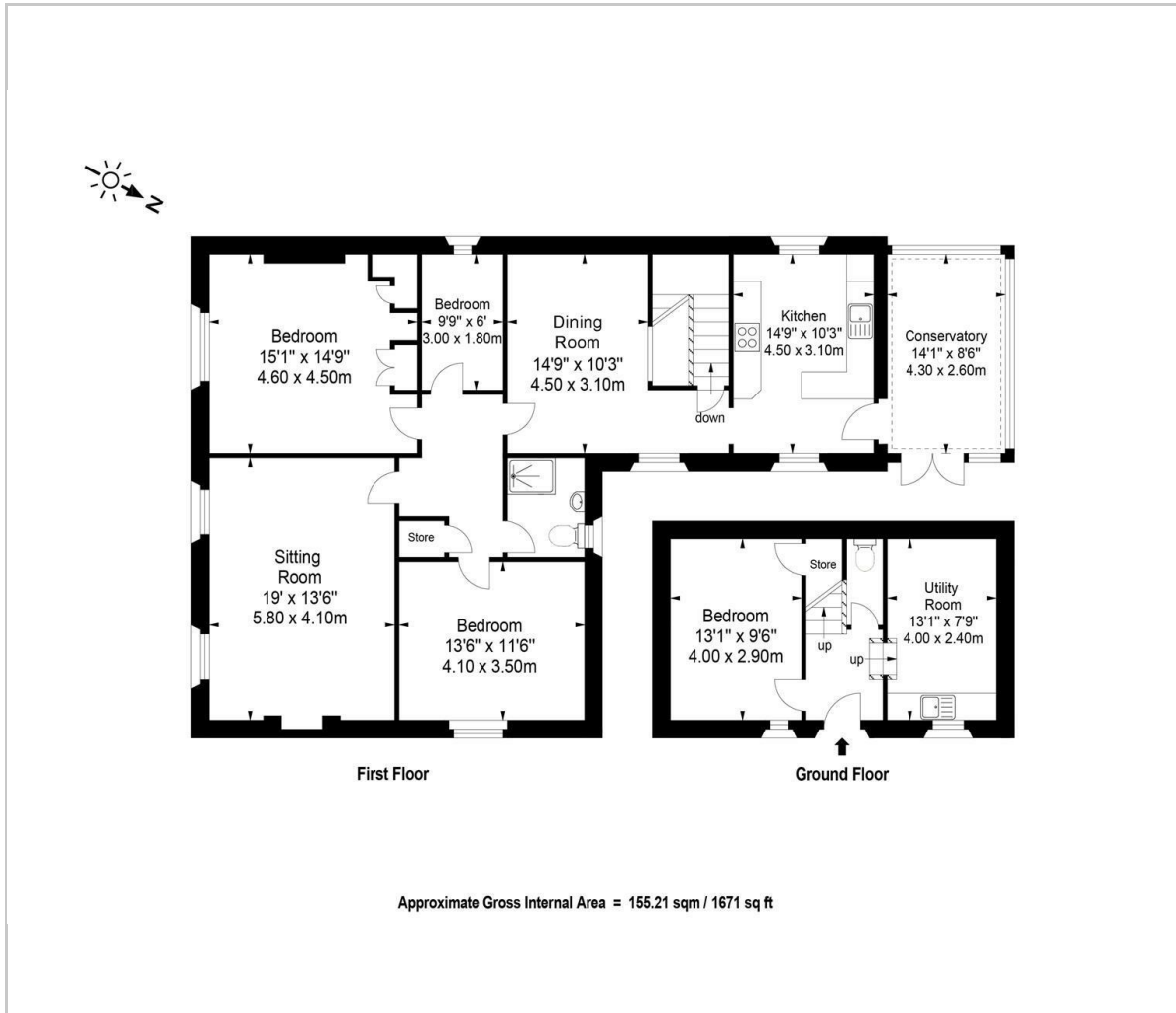
Services:  
Mains gas, water, electricity and waste

Council Tax:  
Band C





## Floor Plan



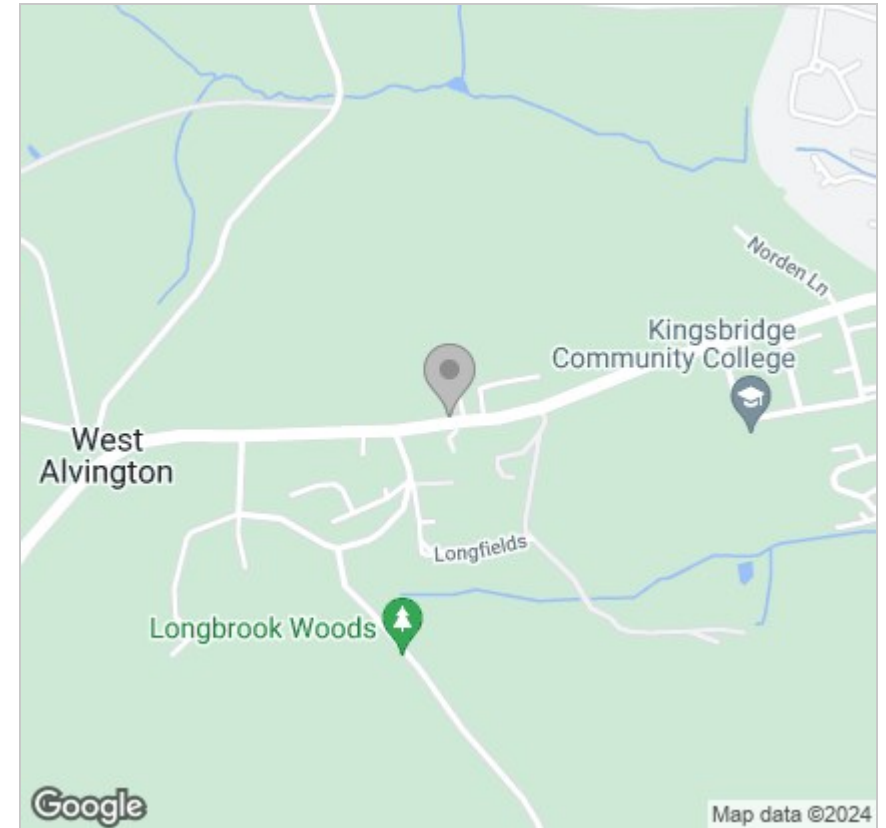
## Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

