

THE MODERN HOUSE



Kingsbridge, Devon
£565,000 Freehold

Aveton Gifford

Set in an Area of Outstanding Natural Beauty near Aveton Gifford, this wonderful house of two halves comprises a Grade II-listed stone thatched cottage and a striking contemporary extension by Stopher Design. With expansive views and impressive environmental credentials, the interior unifies the old and the new incredibly well. Extending over 1,180 sq ft, the interior feels homely and light, with a pared-back decorative palette applied to the historic 18th-century bones. Private gardens blend seamlessly with the surrounding Devonshire countryside, a haven for wildlife and bucolic walks, while the beaches lining the coastline are just a short drive away and Dartmoor National Park is reachable in around 15 minutes by car.

Environmental Performance

During the renovation, a concerted effort was made to ensure stellar eco credentials, including the installation of an air-source heat pump. The insulated concrete block work used to construct the new side of the house is incredibly efficient for solar heat absorption throughout the day.

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The Tour

Fantastically secluded, the house is approached via a series of quiet country lanes surrounded by rolling countryside.

The front entrance leads through to a welcoming living area in the original 18th-century house, where thick original beams overhead are met with a soft, neutral palette. A warming wood burner is fitted into a charcoal black-painted inglenook fireplace that brings contrast and a focal point to the room. A bright room, currently used as a study, adjoins here.

To the right is the contemporary extension. Ascending a few internal steps, an astoundingly bright, open-plan kitchen and dining room unfolds. Light is drawn in from three aspects through floor-to-ceiling doors that frame panoramas of the surrounding countryside. A central island with an oak accent – complementing timber floorboards underfoot – loosely divides the kitchen and dining areas without obscuring the views. The well-considered kitchen has plenty of cabinetry for storage, integrated Neff, Liebherr and Miele appliances, and generous lines of Corian worktops for food preparation.

Pocket doors to one side lead through to the bathroom, with a large walk-in shower room and porcelain floor tiles. A utility space lies adjacent. Underfloor heating across the ground floor warms from beneath.

A curved flight of stairs within the original plan leads to the first floor. Here, there are two quiet bedrooms, decorated with the same simple palette to create a peaceful retreat. Both rooms have far-reaching views and the front bedroom has a good provision of inbuilt storage.

Outdoor Space

A well-established garden with sweeping lawns surround the house, with upper tiers providing the most brilliant views across the countryside. A lower decked terrace acts as an extension of the internal living plan, ideal for alfresco lunches and dinners in warmer months. A mature hedge bounds the perimeter of the property for privacy, and a shed to the side of the house provides useful storage for gardening equipment or bikes.

The Area

Aveton Gifford is a small town towards the Devonshire coast with an impressive sense of community. It has a Ofsted “Good”-rated primary school, a pre-school and toddler group, a community shop and post office, and a cosy local, The Fisherman’s Rest.

Slightly further afield is Kingsbridge, with its independent cafés and shops. The Kingsbridge Estuary makes the town a popular location for kayaking and paddleboarding; a ferry runs directly from here to Salcombe.

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The surrounding area is renowned for its beautiful rolling countryside and coastline, a designated Area of Outstanding Natural Beauty, a Site of Special Scientific Interest and part of the South Devon Heritage Coast. There is easy access to the 386 square miles of wild, open moorlands and deep river valleys of Dartmoor National Park, which lies around 15 minutes' drive to the north. Dozens of Devon's most beautiful beaches are also easily reached, many of which are connected by the coastal path, including Bantham, a wide sandy beach renowned for big waves and strong rip currents. South Milton Sands is excellent for summer barbecues.

The Beach House at South Milton Sands serves fresh seafood, and The Crabshell in Kingsbridge is a popular spot for an alfresco drink and a pizza. Start Bay Inn at Torcross is great for fish and chips, and for special occasions, The Seahorse in Dartmouth comes highly recommended.

Dartmouth and Salcombe, Bigbury and Burgh Island are also within easy reach.

Council Tax Band: D

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.