



**Lavender Cottage, Buckland Court**  
Goveton, Kingsbridge, Devon TQ7 2DG

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS





## Lavender Cottage, Buckland Court

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Lavender Cottage is a beautifully presented barn conversion with a double garage situated in a wonderful courtyard development on the outskirts of the picturesque village of Goveton and offers a perfect blend of rural tranquility and sophisticated living.

Upon entering, you are greeted by a homely ambiance with bright and well-lit interiors that create a welcoming atmosphere. The spacious accommodation is perfect for both relaxation and entertaining guests and comprises entrance hall with built-in store cupboards, door to steps leading down to the rear garden, cloakroom, dual aspect sitting room with feature fireplace inset with a gas log burner and a fully fitted kitchen/breakfast room with plenty of units, integrated appliances and door out to the front of the property. Upstairs there are 3 bedrooms, 2 doubles and 1 single, with the principal bedroom enjoying en-suite facilities and there's a family bathroom.

The property has a small front garden with lawn and shrub/flower bed, and a private lawned rear garden bound by a low hedge and a variety of established trees, plants and shrubs. Plus, there are the beautifully maintained communal gardens, offering peaceful country views that provide a scenic backdrop to everyday life.

To one side of the group of barns is a driveway leading to six oak framed double garages, one of which belongs to the property. They are attractively constructed of wood with pitched slate-hung roofs to resemble an open linhay, but with security of black roller shutter metal doors, light and power and an extensive parking area.

Buckland Court is a sophisticated courtyard development originally built in the 1860's as the home farm for the Buckland-Tout Saints Estate and is now known for its friendly community and security. Goveton is a peaceful hamlet within two miles of Kingsbridge and all its facilities, and close also to the beautiful South Devon coastline with its spectacular cliffs, coves and beaches and beautiful walks over National Trust owned headlands.

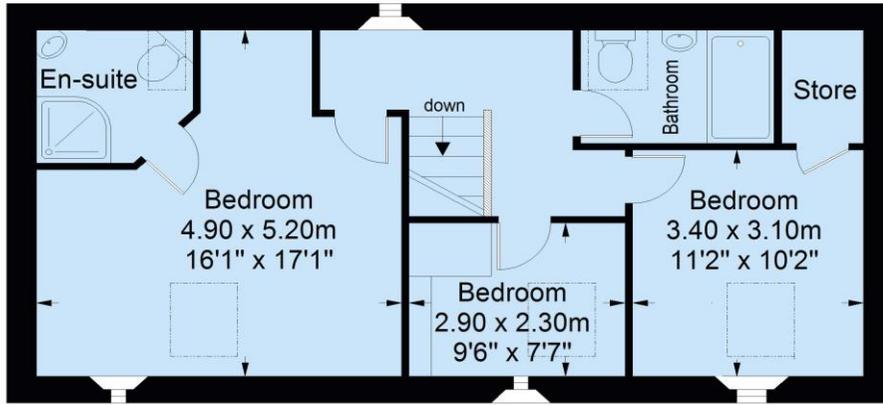
### KEY FEATURES

- Beautifully presented, spacious barn conversion
- Character features, exposed beams and arrow slit windows
- Front garden and private rear garden
- Double garage and parking
- Courtyard development with communal grounds

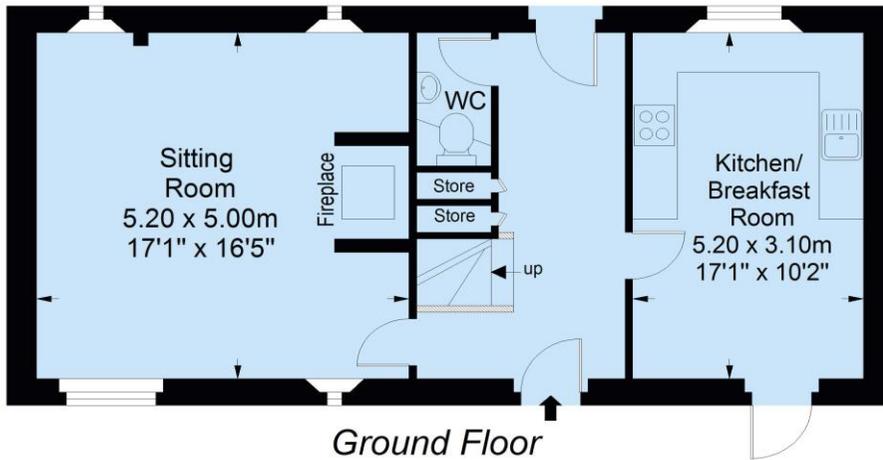
BEDS 3 | BATHS 2 | RECEPTS 1 | EPC - C | COUNCIL TAX - E | TENURE - Freehold

**SERVICES** - Mains electricity, gas and water. Private drainage. Gas combi boiler. Gas log burner. Service charge - approximately £1,140.00 p.a.

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



First Floor



Ground Floor

Total area 116 Sq.m  
 (1249 Sq.ft) Approx.



**DIRECTIONS**

From our office on Fore Street, turn right into Duncombe Street, continue on then bear left as it joins Church Street. Go up the hill, turn right into Belle Cross Road, continue on for about a third of a mile then bear left signposted Goveton. After about a mile you'll reach Goveton, fork left in the centre and proceed along this road for about 250 yards where you'll see the entrance to Buckland Court on the left.

Alternatively, from Kingsbridge take the A381 Totnes Road. After approximately two miles turn right, clearly signposted Goveton and Buckland tout Saints. Follow the signs to the centre of Goveton, fork left, this will lead you to Buckland Court.

**VIEWING** - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

**IMPORTANT NOTICE**

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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