



**Connells**

Higher Moor  
Avonwick South Brent



## Property Description

This beautifully presented five-bedroom detached home, set within the highly desirable village of Avonwick, offers an impressive blend of modern design, generous living space, and stunning south-facing rural views. Positioned in Higher Moor and backing onto peaceful woodland, the home is filled with natural light throughout the day, creating a warm and uplifting atmosphere across all three floors. The bright and spacious lounge features a contemporary log burner and patio doors opening onto the garden, while the modern fitted kitchen flows seamlessly into a welcoming dining area, also with doors to the outdoors—ideal for easy, sociable living. Across the upper two floors are five well-proportioned bedrooms, including two with en-suite facilities, as well as excellent storage, Velux windows, and flexible spaces perfect for guests, older children, or home working. Outside, the property continues to impress with a neat front lawn, driveway and double garage, and a large enclosed rear garden that serves as a private sun trap, complete with lawn, patio, composite decking beneath a pergola, mature planting, and its own garden bar for entertaining. This exceptional home offers modern comfort with quick access to the A38 for Exeter, Plymouth, and the wider South Hams, it provides the ideal balance of convenience and countryside tranquillity—making it a rare opportunity in one of South Devon's most sought-after locations.

### Entrance Porch

Double glazed door to the front aspect, space for coats and shoes

### Entrance Hall

Door access to the lounge, kitchen and downstairs cloakroom, stairs to first floor, radiator

### Lounge

17' 2" max x 12' 3" max ( 5.23m max x 3.73m max )

Double glazed window to the front aspect, log burner, double glazed patio doors leading to the rear garden, radiator

### Kitchen

17' 2" max x 12' 2" max ( 5.23m max x 3.71m max )

Double glazed window to the front aspect, fitted kitchen with wall and base units, integrates oven and dishwasher, induction hob, extractor hood, one and half bowl sink and draining board with mixer tap, space for fridge freezer and washing machine, access to the dining room, radiator

### Dining Room

11' 7" max x 12' 3" max ( 3.53m max x 3.73m max )

Double glazed window to the side and rear, skylight, double glazed patio doors leading to the rear garden, electric heater

### Downstairs Cloakroom

Wash hand basin, low level WC, space for tumble dryer, radiator

## Landing

Door access to bedrooms and family bathroom, storage cupboard, radiator

## Bedroom One

13' 9" max x 12' 2" max ( 4.19m max x 3.71m max )  
Two Velux windows, storage cupboards, radiator

## En-Suite

Two Velux windows to the rear aspect, walk in shower cubicle, wash hand basin , low level WC, radiator

## Bedroom Two

12' 11" max x 12' 2" max ( 3.94m max x 3.71m max )  
Double glazed window to the front aspect, door access to en-suite, radiator

## En-Suite

Double glazed window to the rear aspect, walk in shower, wash hand basin, low level WC, radiator

## Bedroom Three

Three Velux windows, storage cupboards, radiator

## Bedroom Four

12' 2" max x 9' 7" max ( 3.71m max x 2.92m max )  
Double glazed window to the front aspect, radiator

## Bedroom Five

12' 2" max x 7' 3" max ( 3.71m max x 2.21m max )  
Double glazed window to the rear aspect, radiator

## Front Garden

Level access, laid to lawn with shrubs

## Rear Garden

A large, enclosed, sun-soaked space bordered by woodland. Laid to lawn with a patio and a composite decking area beneath a pergola and a bar

## Double Garage

Up and over doors, power and storage

## Driveway

Level access for 2 cars

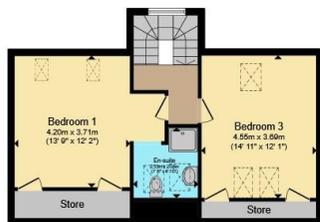




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 207.9 m<sup>2</sup> (2,238 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Tenure: Freehold



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