



**Streams Reach**

RENDELLS

# Streams Reach

5 Wakehams Barns, Wakeham Farm, Aveton Gifford, Kingsbridge, Devon, TQ7 4NE

A immaculately renovated three bedroom barn conversion set in an idyllic valley. Substantial gardens and stream frontage. An abundance of character with garaging and parking.

- Three Bedrooms
- Two Bathrooms
- An abundance of character
- Superb valley views
- Garaging and parking
- Superbly presented throughout
- Electric vehicle charging point

**Guide Price £595,000**

Kingsbridge 5.8 miles approx., Bigbury-on Sea 6.9 miles approx., Bantham 5.8 miles approx., Mothecombe 10 miles approx., Salcombe 9.6 miles approx., Totnes 14.2 miles approx., Dartmouth 18.2 miles approx., Ivybridge 8.3 miles approx., Exeter 38.4 miles approx., Plymouth 15.3 miles approx., (London Paddington via Ivybridge or Totnes Train Station approx. 2.45 hours).

## Situation

Aveton Gifford is a small rural village in the south of Devon. It lies at the head of the estuary of the River Avon or Aune. It receives its name from this river and also from the family of Giffard who held the manor. Walter Giffard came across with William the Conqueror and helped with the Domesday Book.

The village is located in the South Hams district of Devon and the parish has a population of approximately 850. The village has a pub, a community village shop/post office, a primary school, a pre-school and a selection of parish organisations including a tennis court and recreation area as well as being on a main bus route. There are an abundance of public footpaths leading from Aveton Gifford to the surrounding countryside and coastline, including a walk to Bigbury. The coast, and beaches are just few miles away at Bigbury on Sea and Bantham and the lovely scenery of the South Hams coastline with sailing at Salcombe and Newton Ferrers. There are 18-hole golf courses at Thurlestone and Bigbury and the towns of Kingsbridge and Modbury are close by, both of which enjoy an excellent range of facilities, shops and schools.



## Description

Streams Reach has been the subject of meticulous renovation in recent years. With well laid out accommodation throughout the ground floor. Kitchen/diner with exposed beams, solid oak hand crafted bench seating to the dining area. Central island, built-in electric Aga. Plenty of light flooding in through the full height windows to the front. Dual aspect sitting room taking in views over the wooded valley. Giving this a truly warm and welcoming feeling throughout.

Bedroom accommodation having vaulted ceilings and well-appointed bathrooms. There is an abundance of natural light throughout the property with exposed stone work and solid wooden doors.

Viewing is highly recommended to appreciate the quality finish and setting.

## Accommodation

Solid wooden door opens into the entrance hall with windows spanning the two storeys with exposed beams. Solid wooden floorboards. The kitchen/diner offers an excellent social entertaining space with a central island. Electric Aga and space for a fridge/freezer. Integrated undercounter draws with wine fridge and dishwasher. Glass fronted dresser style display cabinet. Hand crafted solid oak bench seating, creating a super dining area. Glazed door giving access to the gardens. Utility with hand wash basin and W.C. Plumbing for a washing machine with space for additional storage. Open understairs occasional office area. Impressive sitting room with dual aspect enjoying plenty of natural light. Exposed beams, inset spotlights, woodburner with slate hearth.

Solid wooden staircase leads to the galleried landing with vaulted ceiling. Plenty of natural light.

## First Floor

Master Bedroom with valuated ceiling, dual aspect, exposed timbers and stone work. Plenty of space for additional storage and wardrobes. Built-in closet. Bedroom Two with exposed stone work, feature wall and built-in double wardrobe. Ensuite with hand wash basin, W.C., shower enclosure with Monsoon shower head. Bedroom Three with valuated ceiling with some splendid views over the valley. Main Bathroom with double ended bath with central mixer taps, large shower enclosure with sliding doors, Monsoon shower head, hand wash basin and vanity unit with W.C. and chrome towel rail. Enjoying plenty of natural light with two large Velux windows.

## Rear Gardens

Access is from the kitchen/diner, with brick steps leading down to the brick terrace ideal for alfresco dining. Secluded space for a hot tub with a landscaped terrace gardens which have been well stocked. Wildlife pond. Meandering path and steps leading down through the gardens with some specimen trees and beds. Lawns with plenty of space for a chicken run. A further larger wild life pond fed by a natural



water supply. Secluded area next to the stream with stone walling. Plenty of space for seating. Set in a tranquil valley teeming with wildlife. Particular attention has been paid to landscaping and stocking of this delightful meadow side garden.

To the front of the property there is parking for two vehicles with a small bed and lawn area dividing ownership. A block and stone built garage with electric roller shutter door. Electricity power points. Mezzanine storage and a practical space for one vehicle.

There is parking for three vehicles and garage and a communal visitor spaces close by. Shared driveway.

## Tenure

Freehold.

## Services

Mains electricity. Private water supply via borehole and shared private drainage both are managed by the Wakeham Barns Management Company Limited. LPG gas fired central heating. Electric vehicle charging point.

## Estate Management

The Wakeham Barns Management Company Limited is responsible for the shared areas, private water (borehole) and drainage system and this is shared equally six ways between the neighbours. The main driveway is shared eight ways with a further neighbouring two properties.

## Energy Performance Certificate

Energy rating E.

## Council Tax

Band E.

## Local Authority

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

## Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

## Directions


From Modbury follow the A379 towards Kingsbridge turning left after 2.6 miles. Take the turning left to Wakeham Farm follow the drive down at the end of the driveway the property can be found on your right hand side.

## What3words

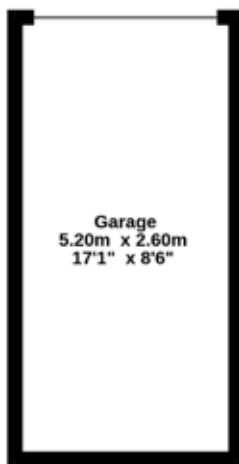
Driveway entrance: ///replenish.irrigated.sliders

Property location: ///promotes.essential.windmill

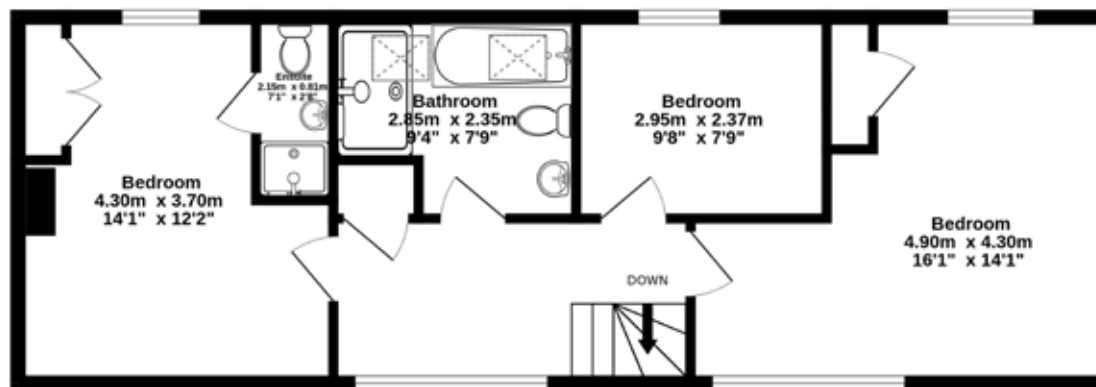


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	46	60
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

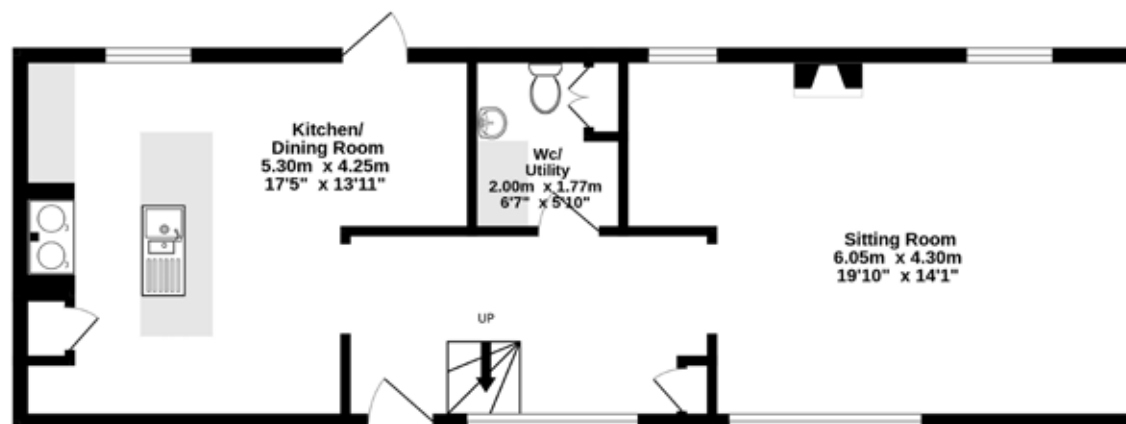
Garage  
13.5 sq.m. (145 sq.ft.) approx.



1st Floor  
54.7 sq.m. (589 sq.ft.) approx.



Ground Floor  
55.9 sq.m. (601 sq.ft.) approx.



**TOTAL FLOOR AREA : 124.1 sq.m. (1336 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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57 Fore Street, Totnes, Devon TQ9 5NL  
 Tel: 01803 863888  
 Email: totnes@rendells.co.uk



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