



Barn Studio, Knick Knack Lane, Brixham, Devon, TQ5 9LR
Freehold Barn Conversion
Price Guide £595,000

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email property@ljboyce.co.uk call 01803 852736

Nestled within a private walled garden graced with trees, a meandering stream, and a small mill pond, The Barn Studio presents a unique opportunity to acquire an individual semi-detached converted barn. The property exudes character and provides ample parking in an idyllic spot, perfect for summer wading.

Conveniently positioned, it's located less than half a mile from the bustling harbour, marina, and the main Fore Street with its array of local shops. Closer still lies the charming hamlet of St Mary's square, home to a fine parish church, pubs, eateries, and a Spa shop with a sub-post office.

The area is a haven for those seeking a walkable community, offering easy access to town amenities, local schools, and playing parks in St Mary's. The Barn itself emanates a welcoming feel, having been converted with flair and imagination. Presented immaculately, it caters to those with an appreciation for something unique and brimming with character.

Perfect for entertaining, The Barn boasts lovely vaulted ceilings, exposed limestone walls, and a wood-burning stove. The allure extends beyond the interior, as the garden offers unique and secluded spots for various occasions. A small courtyard off the kitchen is ideal for breakfast, while the front provides ample space for larger gatherings, with the stream as a pleasant backdrop and old limestone walls ensuring privacy. A hot tub, nestled under shelter, offers a secluded view of the gardens.

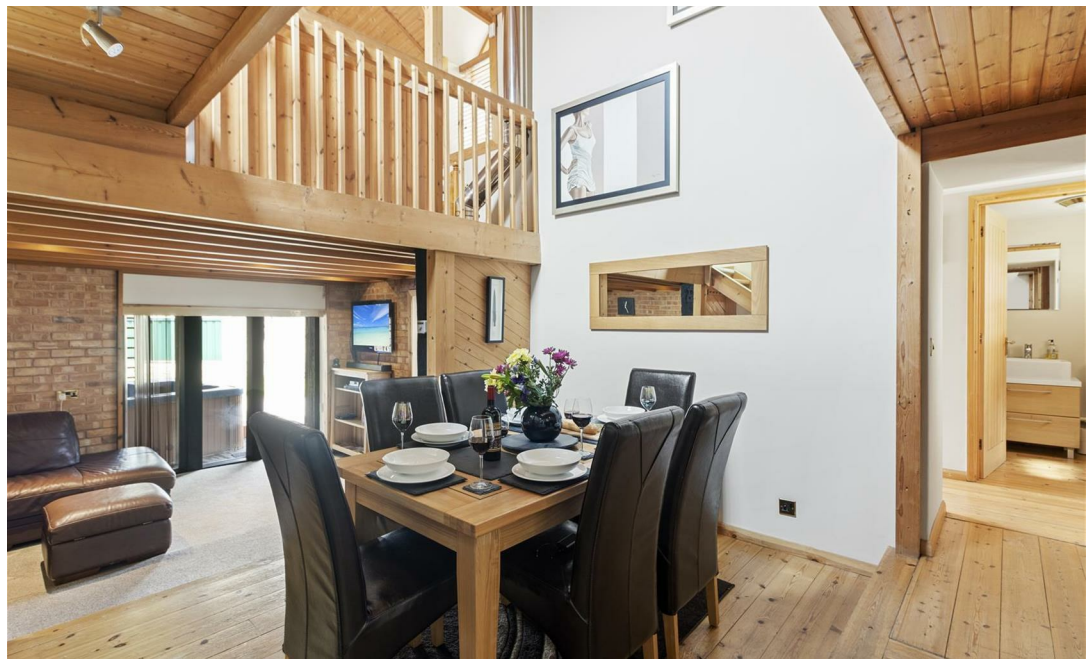


- Stunning Barn Conversion
- With Pretty Stream & Mill Pond Area
- Exposed Limestone Walls & Wooden Beams
- Easy Low Maintenance Property
- Set In Private Walled Gardens
- Vaulted Ceilings
- Great Central Location
- Ample Parking



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The interior accommodations are highly versatile, suitable for either a 4-bedroom setup or as a space for a home office or studio. The ground floor encompasses a separate WC, a generously sized dining area with vaulted ceilings, and a lounge with direct garden access. The fully fitted kitchen, adorned with smart wall and base units and quality integrated appliances, includes a breakfast bar area and French doors opening into the private rear terrace.

The first floor unveils a galleried landing leading to an excellent-sized bedroom area with built-in wardrobes. Double French doors open onto a spacious roof terrace, a perfect sun trap for enjoying the last of the evening sun. Additionally, there's a double bedroom with its own en-suite shower room, another room suitable as either a small double or a good-sized single, and a smart modern family bathroom finished in a contemporary style.

To fully appreciate The Barn Studio, a mere drive-by will reveal only the historic limestone walls of Knick Knack Lane. This property stands as a testament to the meticulous care and improvements made by the current owner to create a truly fantastic barn conversion. Internal viewing is simply a must.

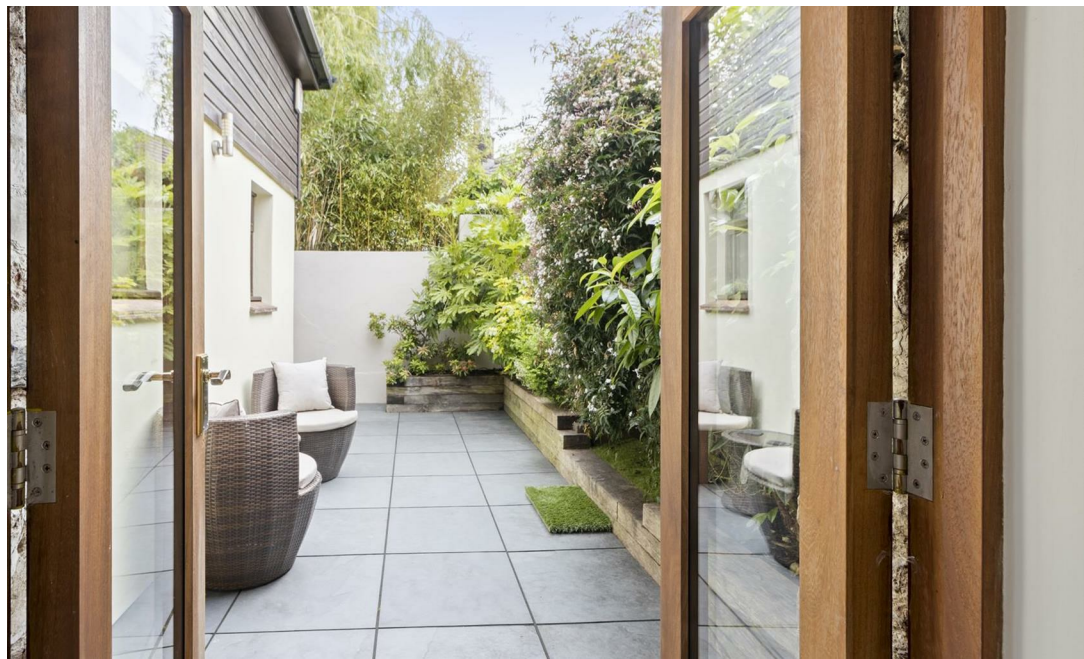


Council Tax Band: C



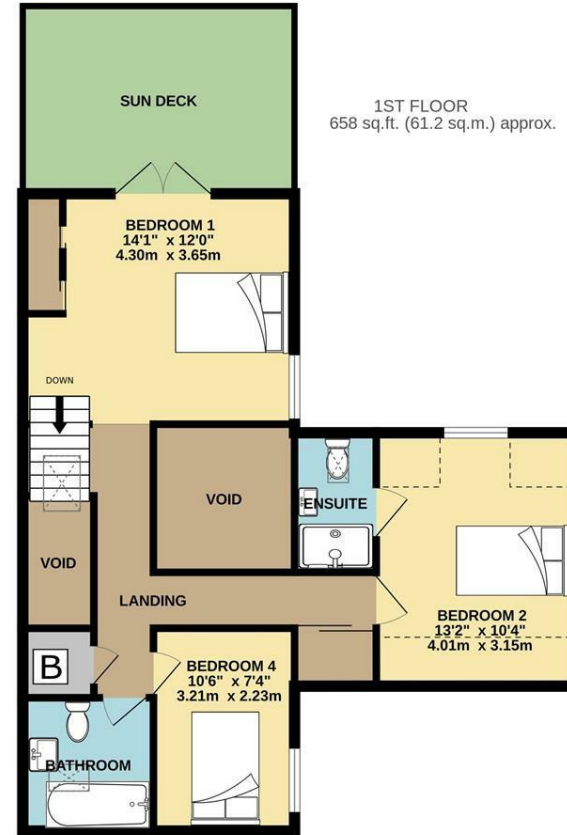
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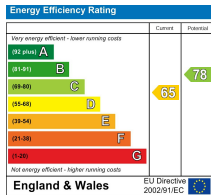
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TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.

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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Current EPC Rating: D



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