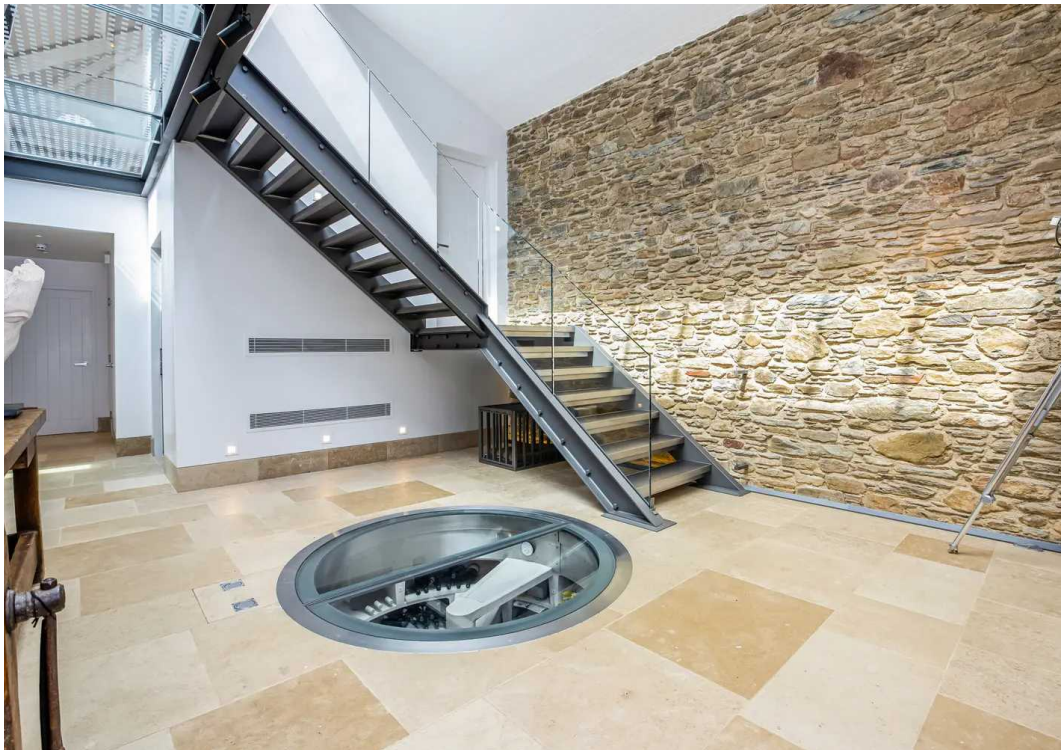




Rectory Barn, East Portlemouth

Offers Over £4,500,000

HARRIET
GEORGE



Rectory Barn

East Portlemouth, Salcombe

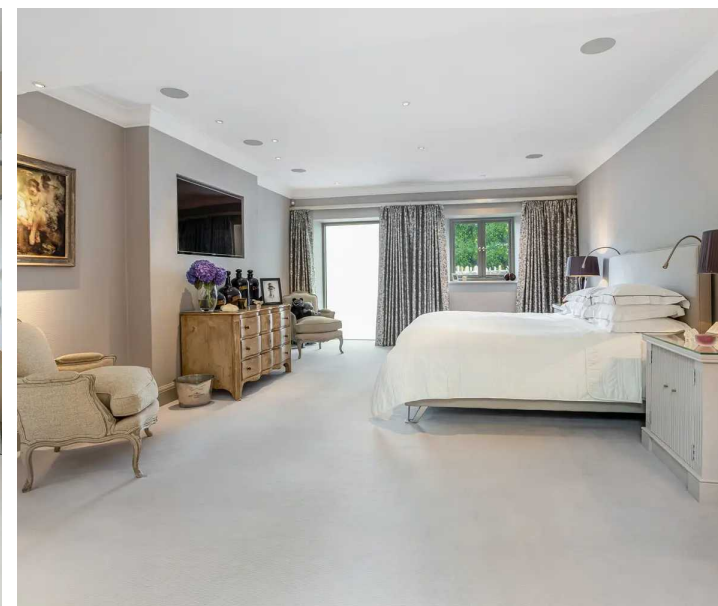
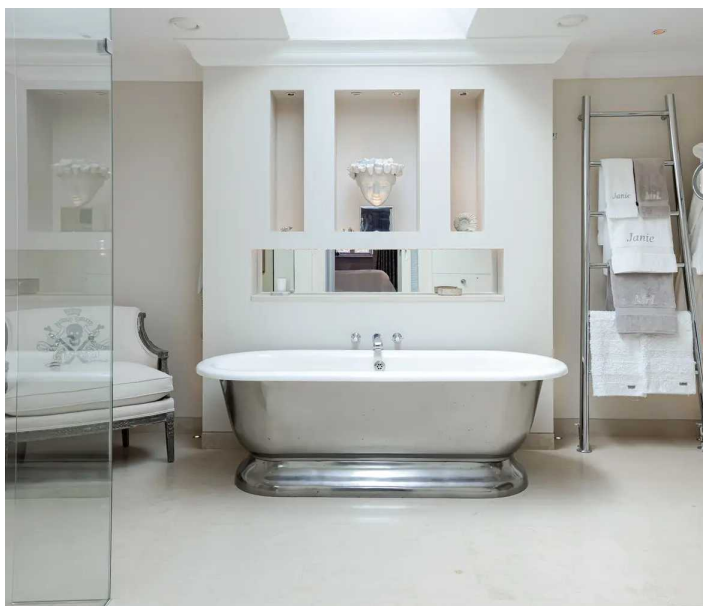
- A short walk from magnificent beaches
- Private and peaceful location
- Meticulous attention to detail
- High quality fixtures and fittings
- Impressive entrance hall with spiral wine cellar
- Living room with log fire and library
- Delightful country gardens
- Gated courtyard parking and triple garaging
- Contents available by separate negotiation
- In all 6500 sq ft and about 1.56 acres

East Portlemouth is a small coastal village on the east bank of the Kingsbridge and Salcombe Estuary. This popular and pretty village is home to a long sandy beach with hidden coves and rock pools, backed by woodland and coastal paths.

Port Waterhouse which offers hassle-free boating - moorings, parking, storage and a RYA Training Centre teaching windsurfing and power boating alongside other activities, is a short walk from the property. There is also a bar that's open during the main summer season.

The recently opened Village Farm and Artisan Centre is a wonderful addition to East Portlemouth and there are excellent pubs in the neighbouring villages of East Prawle and South Pool.

The stunning waterside town of Salcombe is East Portlemouth's closest neighbour and accessible 365 days a year via a short passenger ferry ride. Salcombe offers a wonderful abundance of independent shops, galleries, cafes, restaurants and pubs.



Originally dating from 1836, the conversion of Rectory Barn was designed by the Harrison Sutton Partnership in Totnes and completed in 2009.

The first floor living room with vaulted ceiling opens onto the sun terrace as does the impressive kitchen with adjoining kitchen pantry; a caterers dream. There are four exceptional bedrooms suites on the ground floor. The principal offers a spacious bedroom with two dressing rooms and substantial en suite bathroom. This bedroom benefits from air conditioning as does bedroom 3 and the media room with wall to wall library shelving and bespoke units with built in TV.

A clever concept in the design of Rectory Barn was the addition of the wrap around service void which encases all the workings of the house including the boiler, pool equipment, heating pipes, the central VAC system etc. allowing easy access and provides extensive storage space.

Above the triple garage is a spacious air conditioned studio/office/5th bedroom suite. The hydro pool with jets and gym is situated on the terrace.

Rectory Barn sits around a courtyard, which is approached through electrically operated gates and offers total privacy and ample parking. The gardens and grounds are immaculately presented. The lawns are bordered by a wild meadow and lavender bed. The terrace is planted with herb and strawberry beds, and within the garden is a raspberry and strawberry fruit cage. There is a pretty and soothing rill that flows down through the gardens and is fed by a nearby stream. At the top of the garden there is an orchard above which there is a woodland interspersed with meandering pathways leading to a plateau with inset fire pit and magnificent estuary views.







RECTORY BARN | East Portlemouth | Devon



Total Area: approx. 598.5 sq. metres (6442.2 sq. feet)



| AREAS | m2 | ft2 |
|--------------------|--------------|-------------|
| Lower Ground Floor | 268 | 2883 |
| Upper Ground Floor | 147 | 1581 |
| Studio Space | 43 | 463 |
| Hydro Pool | 40.5 | 436 |
| Garage | 46 | 497 |
| Services Void | 54 | 582 |
| Total | 598.5 | 6442 |

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.