



Higher Oddicombe Barn, Chillington

Guide Price £1,100,000

HARRIET
GEORGE



Higher Oddicombe Barn

Chillington, Kingsbridge

- Detached barn conversion
- Rural views
- An abundance of characterful features
- Sitting room with wood burning stove
- Brand new en-suite to main bedroom
- South facing courtyard
- Delightful gardens and paddock with shelter
- Excellent parking
- Self-contained annexe
- In all about 1.2 acres

Chillington is a village with excellent amenities including a pub, post office/general store and health centre. It is conveniently placed for easy access to the Salcombe and Dart estuaries, renowned for their sailing, and is also close to the beautiful South Devon coastline where there is a marvellous selection of beaches and coves linked by spectacularly rugged cliffs and headlands.

The neighbouring village of Stokenham has a primary school and the Kingsbridge to Dartmouth bus provides a regular service through the village.

Higher Oddicombe Barn occupies an elevated position, surrounded by farmland, on the edge of the village and enjoys delightful far-reaching views across the valley to unspoilt countryside.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Converted in the mid 1990's and extended in 2014, this U-shaped barn is set around a delightful south facing courtyard which doors from all the principal ground floor rooms open onto. The entrance level comprises a triple aspect sitting room with stone fireplace fitted with a wood burning stove, useful store room, kitchen dining room with handmade kitchen and cloakroom.

A door from the kitchen opens into the annex kitchen which leads into a sitting room, sun room, utility and bedroom with en-suite shower room. The single storey annexe is self-contained and can be configured in a number of ways to suit. It is perfect for visiting family, dependent relatives or an income if desired.

The first floor galleried landing and vaulted ceilings give a feeling of space and airiness and in the main barn there are four bedrooms (one is currently used as a study), two of which are en-suite and a family bathroom.

The gardens wrap around the property and in addition to the sunny central courtyard, there are a number of delightful sitting areas, lawns with established trees and the paddock which is approximately an acre runs down to a stream at the bottom.

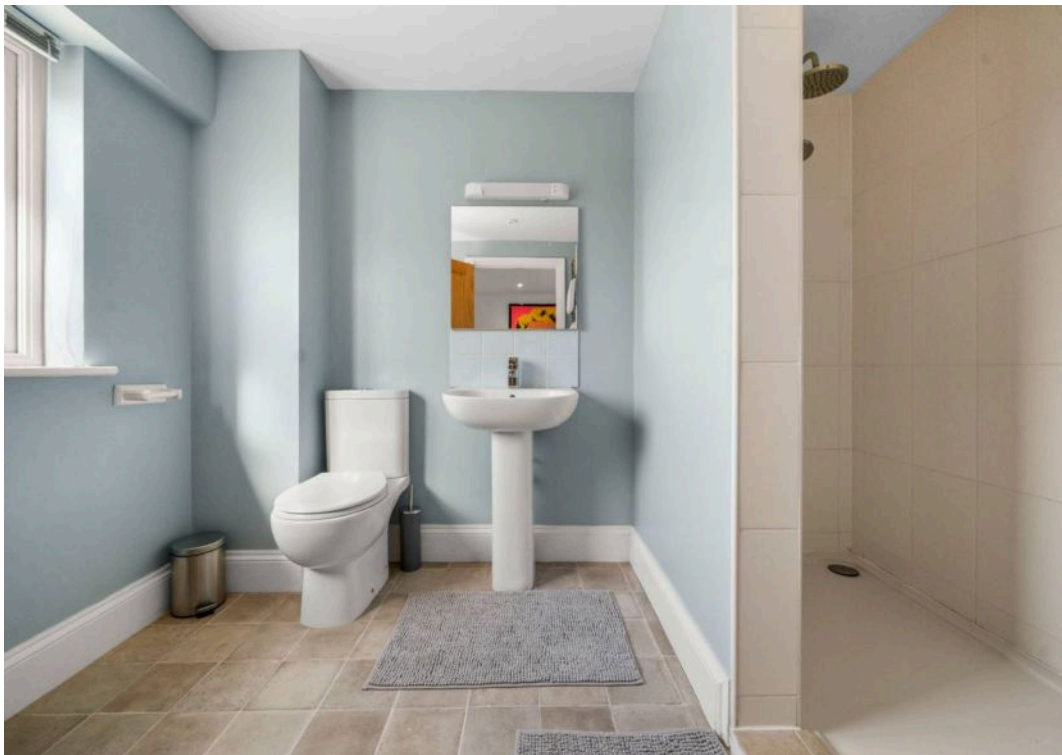
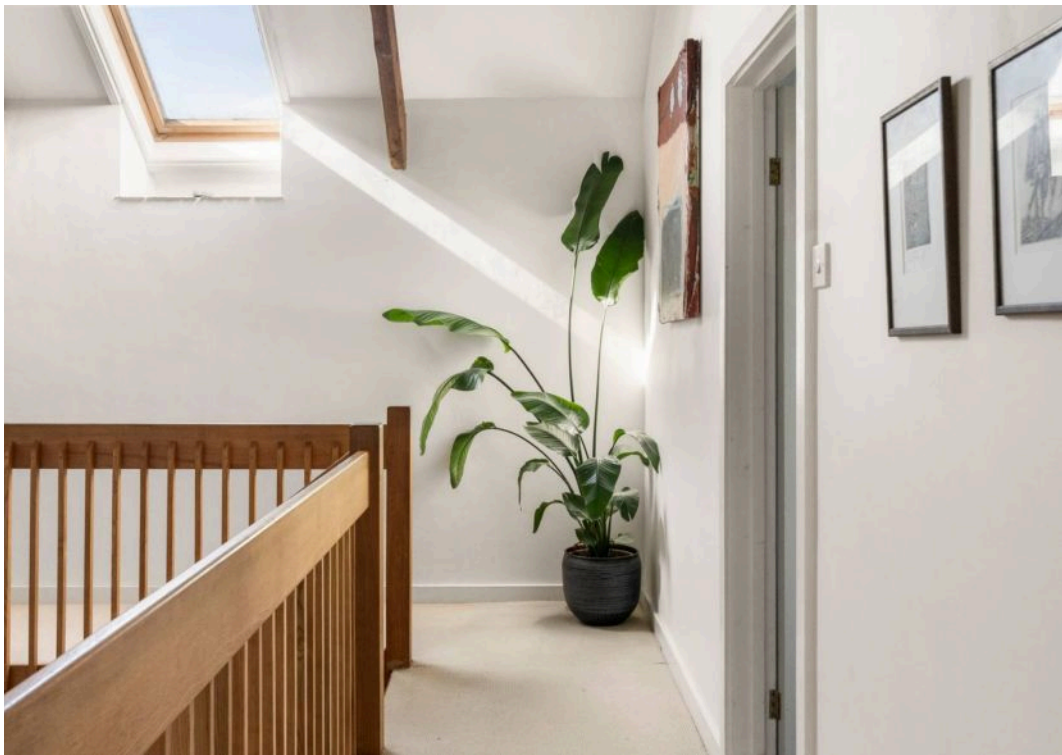
SERVICES

Mains water and electricity, private drainage. Oil fired central heating.

DIRECTIONS

From Kingsbridge take the A379 coastal road towards Dartmouth coastal road. After about 4 miles, on approaching the village of Chillington, the entrance to Higher Oddicombe Barn will be found on the left hand side.





Approximate Gross Internal Area = 269.82 sqm / 2904 sqft



First Floor

Illustration for identification purposes only.
Measurements are approximate. Not to scale.



Ground Floor



Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

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.