



Elliotts Barn, Galmpton

Guide Price £795,000

HARRIET
GEORGE

Eliotts Barn

Galmpton, Kingsbridge

A stylishly renovated barn conversion in a picturesque rural setting close to the coast.

The pretty village of Galmpton with its strong and active community is nestled amid beautiful rolling South Devon countryside. A mile away is the charming old fishing village of Hope Cove set among dramatic scenery created by the National Trust owned cliffs and headlands that can be accessed by the South Devon Coastal Path. Hope Cove benefits from a number of excellent places to eat, a shop with post office and boasts two sandy beaches from which a small craft can be launched with ease.

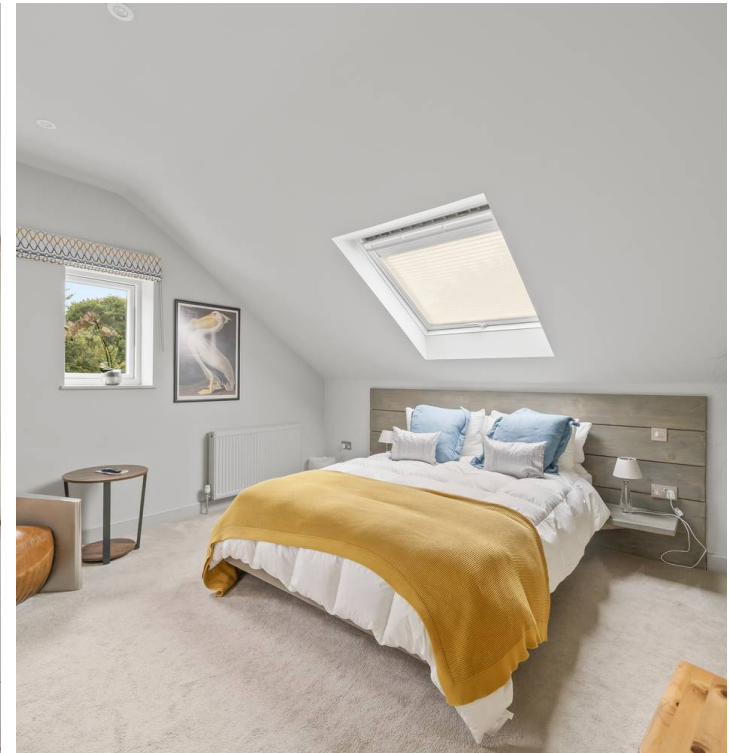
Salcombe, arguably one of the most sought after waterfront locations in the UK with an uncommonly temperate climate and golden beaches is just four miles from Eliotts Barn. With its numerous sandy beaches, coves and sheltered anchorages, it is perfect for dinghy sailing, water sports, boating and long walks along the beautiful coastline. This popular town also has an excellent range of boutique shops, pubs and restaurants.

Thurlestone with its spectacular 18-hole cliff top golf course is also within easy reach and located just five miles away is Kingsbridge with its multiple amenities, the commercial and shopping heart of the area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



Elliotts Barn has been sympathetically restored and extended by the current owners with meticulous attention to detail.

On the entrance level is a characterful sitting room with exposed and painted ceiling beams and wood burning stove. The bespoke kitchen has a range cooker, slate floor and stone feature walls. A versatile room off the sitting room is currently used as a ground floor bedroom with en-suite shower room but could be a family room. All the ground floor rooms have direct access to the garden.

On the first floor are three bedrooms, a family bathroom and en-suite shower room. The main bedroom is accessed via a walk-through dressing room and is well lit by a Velux roof light and two windows in the gable end.

A tiered decked terrace runs across the rear of the barn and is a wonderful entertaining space with steps down to an enclosed gently sloping lawn with shed at the bottom. At the front of the property is a gated driveway and parking for several cars.

The barn has an established and successful holiday letting history and figures are available on request.

SERVICES

Mains water, drainage and electricity.

DIRECTIONS

Turn off the A381 Kingsbridge/Salcombe road at Malborough following the sign for Galmpton/Hope Cove. Proceed through Malborough village, passing the church. Turn right, signposted Galmpton and Hope Cove. 20 metres before the Galmpton village sign, fork down to the left by a thatched cottage called "Townsend". After a further 100 metres, keep right at the triangle of grass and Elliotts Barn is the next property on the left.



Approximate Gross Internal Area = 130.80 sqm / 1408 sq ft

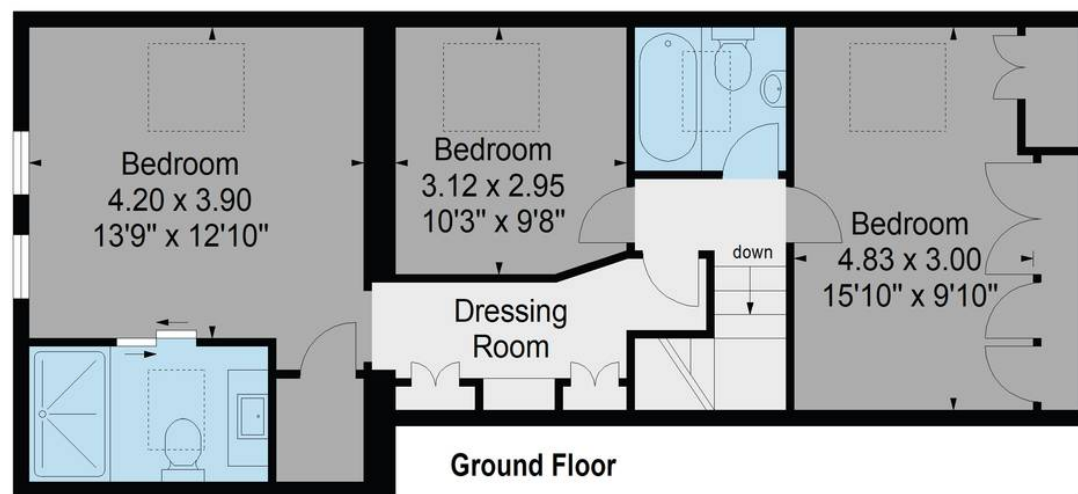
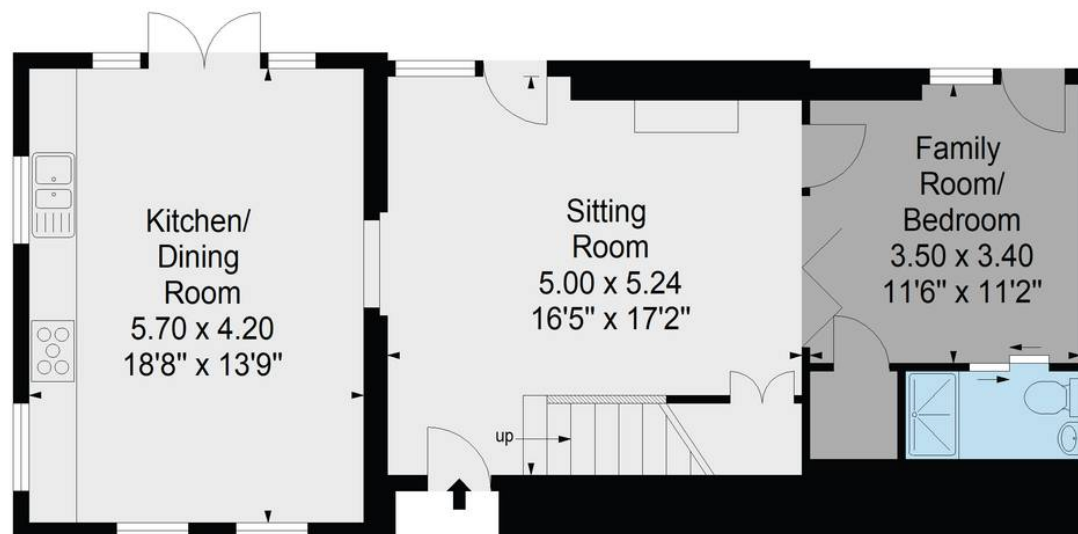


Illustration for identification purposes only,
measurements are approximate, not to scale.

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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.