



Hillside

East Allington, TQ7

Guide Price £470,000

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## HILLSIDE

### East Allington, Kingsbridge, TQ9 7RE

An exceptional three-bedroom detached period home with generous gardens and panoramic countryside views, set in the desirable village of East Allington. With no onward chain, this is a rare chance to secure a historic gem.

#### The Property:

Set in the heart of the picturesque village of East Allington, this striking Grade II listed stone-built residence offers a rare opportunity to own one of the area's most historic and charming homes. Originally constructed in 1849 as the Estate Manager's house for the Fallapit Estate, this double-fronted detached property is brimming with character and occupies a generous plot with elevated gardens and superb views across the village and church.

Accessed via a few stone steps and through a beautiful gabled stone porch, you're welcomed by a spacious entrance hall with a staircase and useful under-stairs storage. To the left, a bright and inviting lounge—formerly known as the parlour—features a wood-burning stove and a large window flooding the room with natural light. On the opposite side, a generous dining room also enjoys a cosy wood burner and a feature fireplace, perfect for entertaining or family meals.

The dining room flows into a stylish, well-equipped kitchen featuring an oil-fired Rayburn, a conventional oven, under-counter fridge, and space and plumbing for a washing machine. A rear porch offers additional storage and access to the garden.

Upstairs, a good-sized landing leads to three double bedrooms, all with pleasant outlooks. The main bedroom is exceptionally spacious and enjoys far-reaching views over the countryside and the beautiful church opposite. The second bedroom was an addition in the mid-80s and adds extra space, ideal for a family. The bathroom is well equipped with bath with mixer shower, WC and basin, all in a clean white suite.







Outside, the elevated rear garden is private, peaceful, and split into two tiers—ideal for relaxing, gardening, or even the addition of a home office or summerhouse (subject to permissions).

There is also a large cellar, accessible externally - perfect for practical storage needs. Off-road parking for at least two vehicles is situated at the lower side of property.

This unique home combines period charm with modern comforts, offering a wonderful lifestyle in a sought-after South Hams village. Whether you're looking for a permanent residence or a characterful countryside retreat, this one is not to be missed.

#### **The Location:**

East Allington is a small, picturesque village known for its idyllic countryside setting, surrounded by rolling hills, farmland, and lush greenery. With a thriving primary school, lovely church and the infamous pub The Fortescue Arms (which boasts the best Sunday Roast in Devon), there is plenty to offer all ages. East Allington is close to the popular market town of Kingsbridge and a short drive from the stunning South Devon coastline, making it an attractive location for those who appreciate both countryside and seaside environments. East Allington also benefits from being approximately 10 miles from Dartmouth and Totnes giving you plenty of options for places to visit.

#### **Further Information & Services:**

**Tenure:** Freehold

**Services:** Mains electric, mains water supply. Oil fired rayburn.

**Council Tax:** Band E

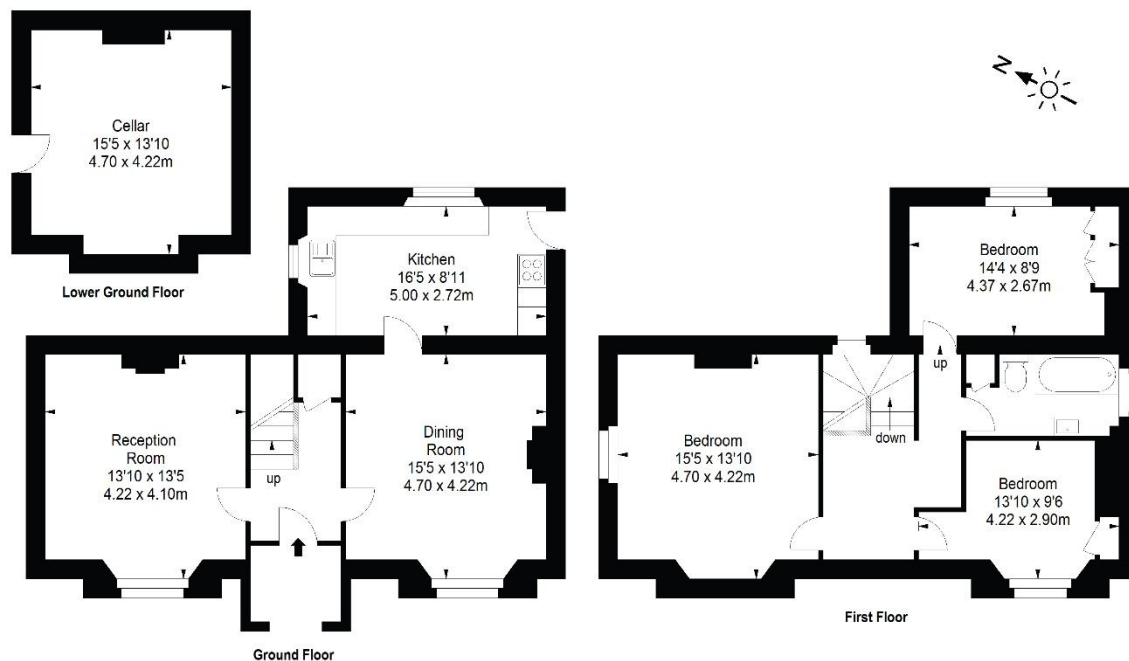
**EPC Rating:** EPC Exempt due to Grade II Listing

**Broadband Speeds:** Superfast Broadband Available (Openreach)

This property is made of standard stone construction.







Approximate Gross Internal Area = 145.50 sqm / 1567 sq ft  
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



## Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

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**This property  
is EPC exempt.**