



Collaton Grange

Malborough, TQ7

Guide Price £695,000



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COLLATON GRANGE

Malborough, Kingsbridge, TQ7 3DJ

The Property:

Collaton Grange is a substantial character barn conversion offering versatile accommodation across three levels, set amongst beautiful countryside yet within easy reach of both Kingsbridge and Salcombe. With exposed beams, unique curved stairwells, and generous proportions throughout, the property has superb potential to create a stunning family residence.

A substantial wooden front door with glazed panels opens into a welcoming hallway, giving access to the principal reception rooms. The main living room is a striking L-shaped space with a curved feature wall, triple aspect windows, exposed beams, and a large woodburning stove. The family kitchen is well sized, with a range of wall and base units, ample workspace, and space for appliances. At the end of the hall is a second reception room, ideal as a snug or dining room, with access to both the study and conservatory. A cloakroom and airing cupboard housing the Worcester boiler complete this level.

Upstairs, a curved circular stairwell leads to a landing with access to three double bedrooms, the principal benefitting from an en-suite shower room. All bedrooms enjoy exposed beams and countryside views. A family bathroom and two useful storage cupboards are also found on this level.

At the far end of the property is a self-contained annexe, affectionately known as Lynn, which offers a double bedroom with shower area, cloakroom, skylight windows and excellent storage – perfect for guests, independent teenagers, or multi-generational living.

A second circular stairwell leads down to the lower ground floor where there is a generous utility room, further storage, access to the driveway, and double garage with power and lighting. This area could be transformed into a self-contained unit as it is served by a second driveway to the bottom of the property.





Externally, a five-bar gate opens onto a gravel parking area to the front, with a pathway leading around to further paved seating areas and a lower driveway giving access to the garage and shed space. An external stairway rises to the rear garden, which is beautifully landscaped with raised beds, established trees and shrubs, and a lawned area backing onto fields, creating a peaceful setting with countryside views.

While the property would now benefit from internal refreshment, Collaton Grange presents a rare opportunity to be a wonderful home offering charm, space, and a superb location.

The Location:

Malborough is a popular village with the benefit of a small supermarket/filling station, two pubs, a church and a primary school. It lies just inland from the beautiful coast, spectacular cliffs, coves and beaches of southern-most Devon. Salcombe is situated close by with its picturesque estuary renowned for its sailing and sandy beaches. At the head of the estuary Kingsbridge provides a comprehensive range of shops and other facilities.

Property Information:

Tenure: Freehold

Council Tax Band: F

EPC Rating: G

Construction Type: Standard stone and slate.

Utilities: Mains water supply, Private Septic Tank. Mains electric. Gas Central Heating from LPG bottles.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Superfast available with speeds up to 64Mbps– check via Ofcom or supplier

Flood Risk: According to the Environment Agency, the property is in a very low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None Known

Restrictive Covenants / Rights of Way: None



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Approximate Area = 2339 sq ft / 217.3 sq m

Garage = 347 sq ft / 32.2 sq m

Total = 2686 sq ft / 249.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.

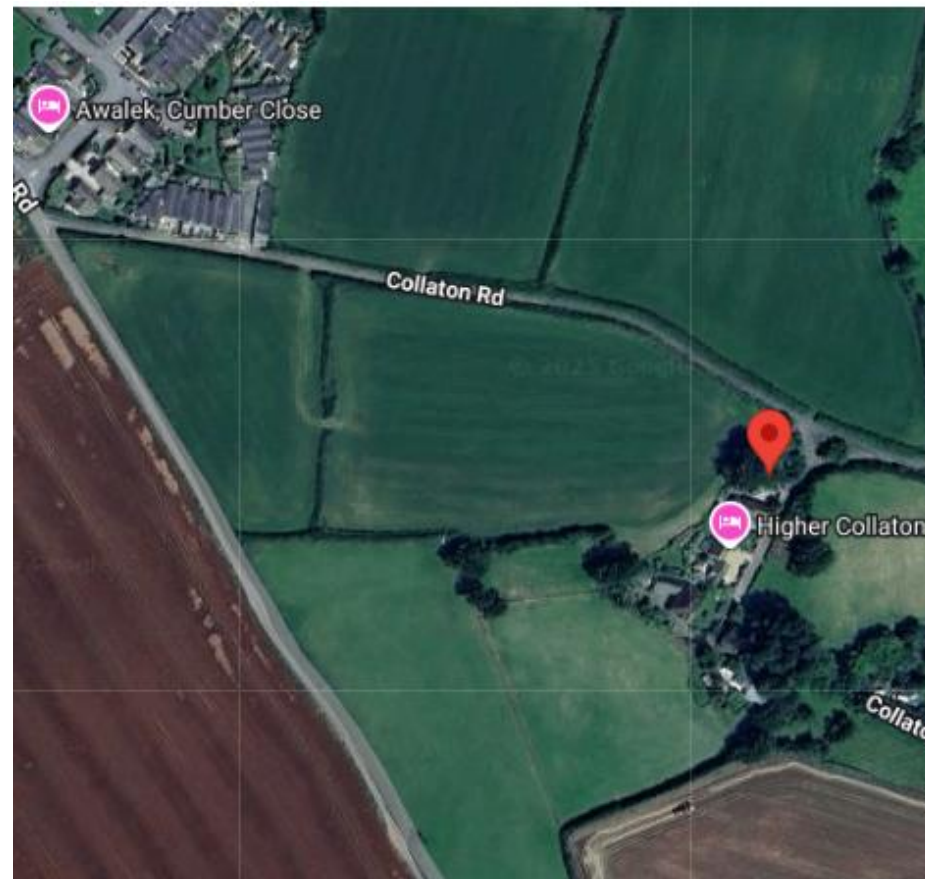


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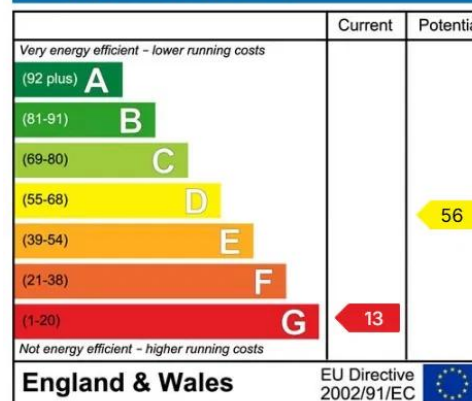
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Energy Efficiency Rating



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