

HUTCHERLEIGH BARN

BLACKAWTON



**Hutcherleigh Barn | Blackawton | Totnes
Devon | TQ9 7AD**

Mileages

Dartmouth 5 miles, Totnes 9 miles, Kingsbridge 9 miles.
(All mileages are approximate)

Accommodation

Ground Floor

Entrance Hall | Dining Room | Living Room | Study |
Kitche/Breakfast Room | Utility Room | WC | Boot room

First Floor

Sitting Room | Master Bedroom with En-suite and
Balcony | Three Additional Bedrooms | Shower Room

Bellavista

Living Room | Kitchen | Galleried Landing | 2 Bedrooms |
Bathroom

Outside

Approximately 5.5 Acres of Grounds separated into 5
Paddocks | Landscaped Garden | Polytunnel | Vegetable
Patch | Greenhouses | Two Double Garages | Workshop |
Swimming Pool (not currently in use) and Pool House

Dartmouth Office

01803 839190 | dartmouth@marchandpetit.co.uk
1-3 Hauley Rd, Dartmouth TQ6 9AA

Prime Waterfront & Country House Office

01548 855590 | pwch@marchandpetit.co.uk
94 Fore St, Kingsbridge TQ7 1PP

HUTCHERLEIGH BARN

“The property sits in a total of approximately 7
acres and represents an idyllic lifestyle
opportunity.”



Nestled in the beautiful rural South Hams hamlet of Hatcherleigh is this lovely 4-bedroom home together with a 2-bedroom barn annex, well-kept landscaped gardens, an outdoor swimming pool (not currently used), a range of outbuildings, a polytunnel, a greenhouse, and a paddock. Overall, the property sits within approximately 5 and a half acres and presents an idyllic lifestyle opportunity.

Hatcherleigh Barn is a converted stone-built barn set in a quiet rural location in the heart of the South Hams yet within easy reach of amenities and the surrounding towns of Kingsbridge, Dartmouth, and Totnes. The house has an abundance of period features with beamed ceilings, a sitting room with log burner, a good-sized kitchen/breakfast room, and a large master bedroom suite with a wonderful paved terrace, and there is ample parking.

On the ground floor is the kitchen/breakfast room with utility room, cloakroom, and boot room off, the dining room, sitting room with a wood burner, and a study. On the first floor are three bedrooms, a family shower room, and the master bedroom suite with double doors leading out onto a lovely sun terrace with gorgeous views across the garden and surrounding countryside.

Bellavista is a two-bedroom stone-built conversion that has just been renovated throughout with a well-fitted kitchen, and a good-sized sitting room with an electric wood burner on the ground floor and with two bedrooms and a family bathroom on the first floor.

Outside, the landscaped gardens and grounds have been well cared for and include a large lawn to the house, a good-sized polytunnel, a vegetable patch, a greenhouse, and a paddock, in all approximately 5 and a half acres. There is an outdoor swimming pool (not currently used) with an associated pool house, a useful workshop, and two double garages.

The property offers the ideal opportunity for someone seeking 'the good life' or wishing to pursue their dream of a smallholding and being self-sufficient.





This wonderful home is on the fringes of the village of Blackawton, boasting a strong community with a highly regarded primary school, church, and a public house.

The market town of Kingsbridge, approximately 9 miles to the west, serves Salcombe and Thurlestone and has a good range of shopping facilities and a highly rated secondary school. Totnes, another wonderful market town, has mainline railway links to London (approximately 3 hours) and lies around 9 miles to the north. Dartmouth offers a good range of marine facilities and lies at the mouth of the spectacular River Dart, famous as a sailing centre and home to Britannia Royal Naval College, and is 5 miles south.

“This wonderful home is on the fringes of the village of Blackawton, boasting a strong community”





Property Details

Services:	Mains electricity and water. Private drainage. Oil fired central heating
EPC Rating:	Hutcherleigh Barn: D Bellavista: E
Council Tax:	F
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

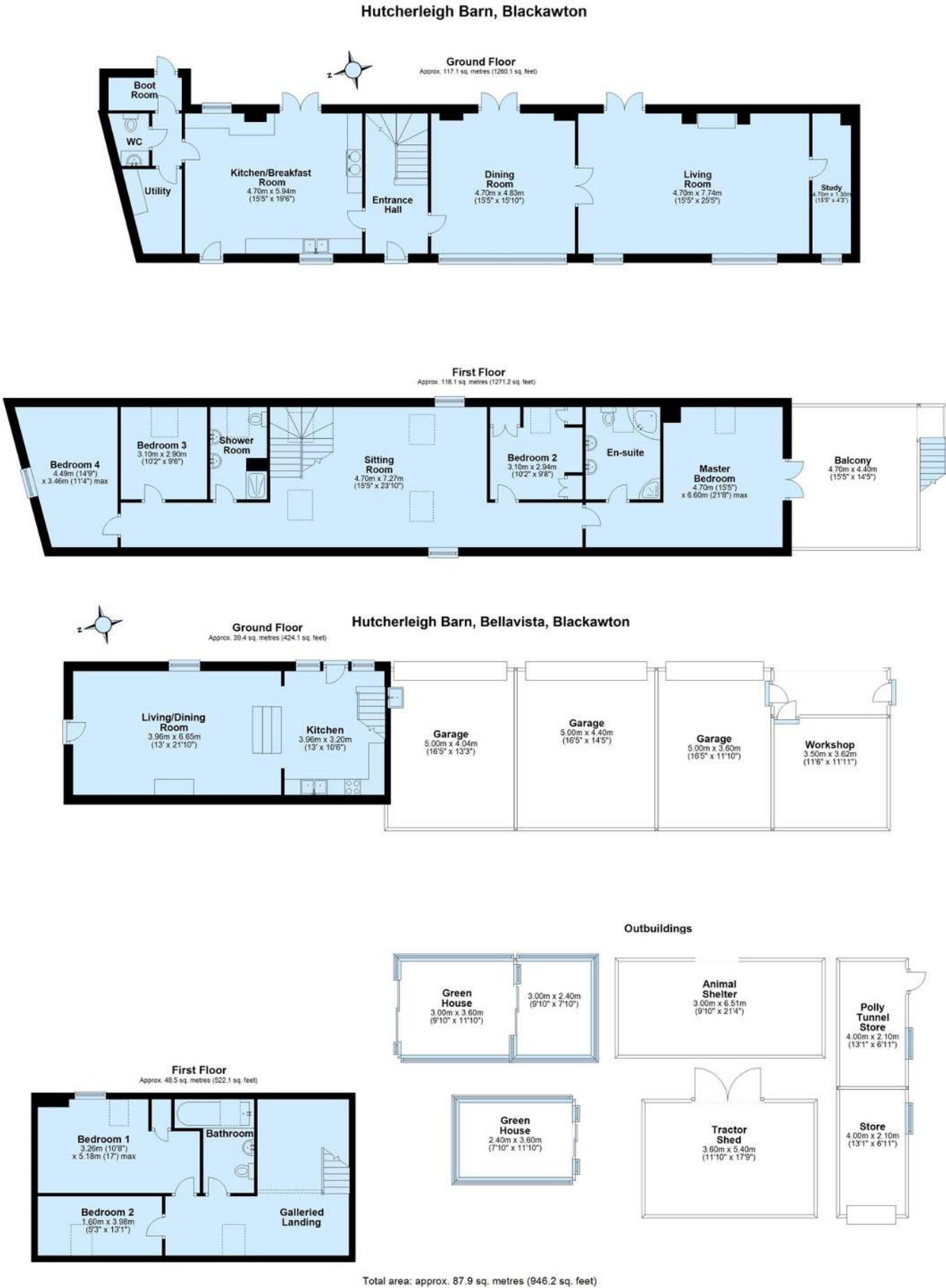
From Totnes follow the A381 towards Dartmouth and Kingsbridge. Go past the Dartmouth turning at the BP Garage at Halwell and continue towards Kingsbridge, turn left at the crossroads just after the garage signposted Blackawton. Continue along this road for approximately 0.5 miles. At the sharp bend fork right and follow this road a further 0.5 miles and at the T junction turn left. The drive to the property is immediately on the left hand side.

Viewing

Strictly by appointment with the Sole Agents, Marchand Petit Prime Waterfront & Country House Office. Tel: 01548 855590



Floor Plans



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.




MARCHAND PETIT
COASTAL, TOWN & COUNTRY

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