

THE ROUND HOUSE COURT BARTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

THE ROUND HOUSE, COURT BARTON

Court Barton is an elegant conversion of a group of barns, thoughtfully transformed into a collection of holiday cottages set around two charming courtyards. Set within beautifully maintained grounds of around three acres, it offers a tranquil and picturesque setting. Residents and guests can enjoy a range of excellent on-site facilities, including a heated indoor swimming pool, an outdoor pool, and an all-weather tennis court.

The Round House is one of the largest cottages within the development, perfectly positioned to capture breathtaking sea and coastal views from its west-facing, vaulted open-plan living room. Over time, the current owners have thoughtfully extended and refurbished the property to an exceptional standard, creating a beautifully balanced home with four double bedrooms alongside stylish bathrooms and shower rooms.

On the ground floor, the accommodation is light-filled and inviting, with natural daylight streaming through generous windows. The showpiece vaulted living room offers a magnificent space to relax while enjoying uninterrupted coastal views. The kitchen, fitted with bespoke cabinetry, blends modern convenience with timeless charm, making it both practical and characterful.

Three double bedrooms are located on this floor, each enjoying the same bright and airy atmosphere. One features an en-suite bathroom, while a stylish family bathroom serves the remaining rooms. All bathrooms and shower rooms are fitted with high-quality contemporary fixtures that blend seamlessly with the cottage's unique character. Additionally, a versatile snug offers further living space, complemented by a practical utility room.

The first floor is dedicated entirely to a luxurious master suite, creating a true retreat. This sanctuary includes a spacious bedroom with Juliet balcony, freestanding bath, separate shower, and WC. A private haven that reflects the idyllic coastal setting.

Outside, the west-facing private sun terrace offers uninterrupted views across the lawns towards South Milton Sands and the sea beyond, a truly spectacular coastal outlook. The communal grounds are beautifully maintained, with sweeping lawns, ornamental courtyards, and meandering footpaths leading to a heated outdoor swimming pool for the summer months, as well as a year-round indoor pool. An all-weather tennis court further enhances the facilities. This property also benefits from a double garage and allocated private parking for two vehicles.

South Huish is a peaceful rural hamlet in a delightfully unspoilt valley which runs down to the sea at South Milton Sands, less than a mile away. This is a wonderful beach for sunbathing, swimming and water sports, whilst a little further around the coast is Thurlestone village with its famous links golf course and other facilities. South Huish is also very near to the old fishing village of Hope Cove which also has sandy beaches.

Salcombe lies in the other direction and is justly famous for its beautiful estuary, its sailing and boating and its golden beaches. In between the coastal scenery is magnificent and there are fabulous walks around the South Devon coast path. At the head of the Salcombe estuary is Kingsbridge which offers a good range of shopping and other amenities and is the focal point for this part of the South Hams.



PROPERTY DETAILS

Property Address

The Round House, Court Barton, South Huish, Kingsbridge, TQ7 3EH

Mileages

Salcombe 4 miles, Kingsbridge 5 miles, A38 Devon Expressway 14 miles, Coast 1 mile (distances are approximate)

Services

Mains electricity and water. Private drainage.

EPC Rating

Current: F, Potential: E

Council Tax Band

N/A

Tenure

Share of Freehold

Authority

South Hams District Council

Key Features

- Stunning contemporary barn conversion close to sandy beach
- Peaceful rural location set within wonderful grounds
- Sea and countryside views
- 4 Beautifully appointed double bedrooms
- 3 Bathrooms/shower rooms all with modern fittings
- Double garage and ample private parking
- Facilities include heated indoor and outdoor swimming pools plus all weather tennis courts

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

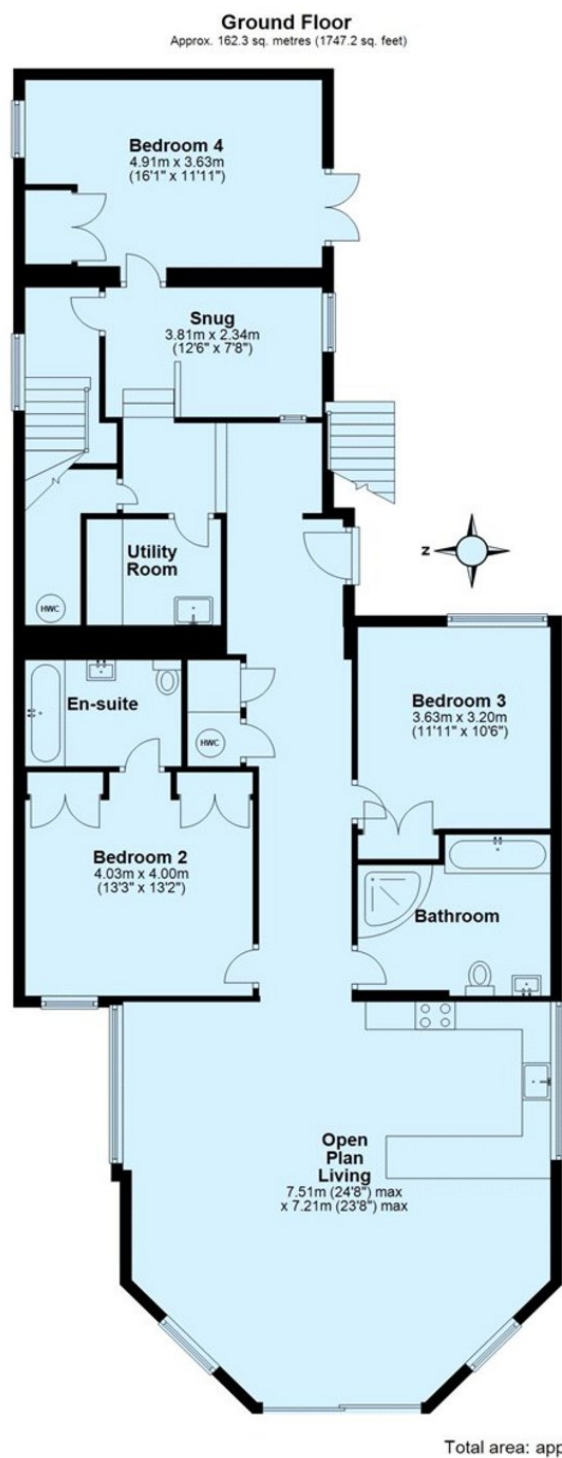
From Salcombe, proceed along the A381 towards Kingsbridge, continuing as far as the village of Marlborough. At Marlborough, go straight ahead (turning off the main road) through the centre of the village, leaving the church on the right-hand side. Immediately after the church, take the right-hand fork, signposted Galmpton and Hope Cove. Continue along this road for about half a mile, and at Galmpton Cross, go straight across, heading toward South Huish. The turning for Court Barton will be on the right-hand side, just before the ruined church.

Viewing

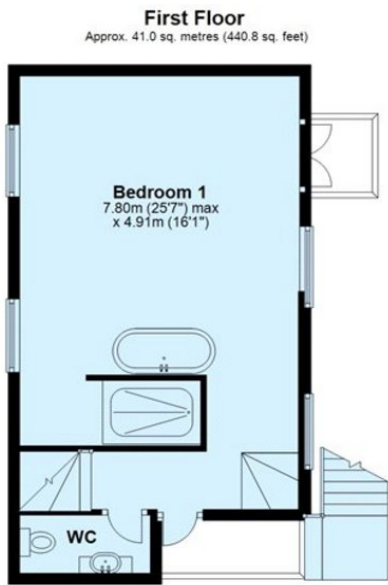
Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.



FLOOR PLAN



Total area: approx. 203.3 sq. metres (2188.0 sq. feet)



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.