

3 North Upton Barns, Bantham, Nr Kingsbridge



A beautiful stone-built cottage, situated on the edge of Bantham, with **far-reaching views to Dartmoor**. Three bedrooms, two reception rooms and a summerhouse/office.

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Kitchen/breakfast room
Sitting room | Garden Room/dining room | Laundry/utility room

First Floor: Landing | Three bedrooms | Bathroom

Gross Internal floor Area 1,398 sq ft (130 sq m)

Grounds: Gardens | Parking for three cars | Garden shed
Summerhouse/office

Distances

Kingsbridge 4 miles, Salcombe 8 miles, Totnes 15 miles
(All distances are approximate)

The location

The South Hams is arguably one of the most sought-after waterfront locations in the UK with an uncommonly temperate climate and golden beaches. Bantham and Thurlestone both offer superb sandy beaches, well stocked village shops, and popular village pubs. Thurlestone is home to Thurlestone Hotel and Spa, a tennis club and Thurlestone Golf Club. Kingsbridge, about 4 miles away, is a large market town, and offers a wide selection of shops, galleries, pubs, cafés, and restaurants.





Further amenities include two supermarkets, a cinema, a leisure centre with indoor swimming pool, a medical centre and hospital/a minor injuries unit, and the highly regarded secondary school, Kingsbridge Academy. North Upton Barns are situated in a gorgeous, secluded setting, with glorious rural views, and on the edge of the coastal village of Bantham. Surrounded by rolling countryside, and within an Area of Outstanding Natural Beauty, the house is situated less than a mile from The Sloop Inn and the village shop. Totnes, about 15 miles away, offers a mainline rail service to London, Paddington in 2 hrs 40 mins.

The property

3 North Upton Barns is a gorgeous mid-terrace stone-built barn, situated in a courtyard, with parking to the front, and gardens and exquisite views to the rear. The house is beautifully presented with spacious and bright accommodation. The ground floor comprises a lovely sitting room with slate floor and wood-burning stove, and double doors leading through to the garden room/dining room; a rustic style lean-to with wooden floors, exposed stone walls and double wooden doors leading to the gardens beyond. The kitchen/breakfast room, again with slate floor, is well-fitted with a good range of units, an electric range cooker, and space for a fridge/freezer. In addition is an entrance hall, utility/boot room and a cloakroom with traditional style high level WC.





The first floor offers a large main bedroom with vaulted ceiling and two further double bedrooms, and a bathroom with rain head shower over the bath. The outlook from the rear is glorious, with far-reaching rural views across the South Hams and Dartmoor in the distance.

Outside

The gardens are a delight, being largely gravelled and bordered with well-established mature shrub and flower beds. There is a small pond, an al fresco dining deck and a further deck which is home to a wood-burning hot tub which is available to buy.



There is a garden shed and a wonderful summerhouse which is used as an office. The property also offers parking for three cars.

Services

Mains water and electricity. Air Source Heat Pump. Shared private drainage.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TQ7 3AB)

At the roundabout junction/Bantham Cross on the A379 and the A381 (to Salcombe), follow the lane towards Bantham. After a mile or so, you will notice a swing sign on the left for North Upton. At this sign turn right between two stone pillars, keeping the post box on your left. Follow the drive down and number 3 is in the left hand corner.

What3words: [soonest.timeless.offerings](#)

Property information

Tenure: Freehold

Local Authority: South Hams District Council, Totnes: 01803 861234

Council Tax: Band E

EPC Rating: C

Guide Price: £650,000

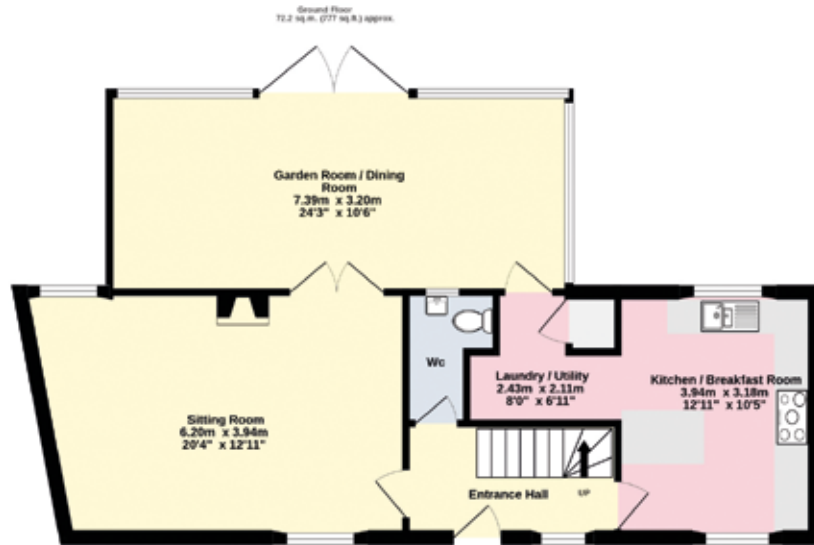


Approximate Gross Internal Floor Area

1,398 sq ft (130 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Office
8.7 sq.m. (93 sq.ft.) approx.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated September 2024.

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