



Longpark Linhay



Longpark Linhay

Compton, Marldon, Paignton, Devon, TQ3 1TA

Torquay: 5.3 miles, Totnes: 6.9 miles, Exeter: 23.4 miles.

An exquisite two bedroom stone barn conversion recently converted with far reaching views and a paddock below

- A superb well insulated barn conversion
- Far reaching south easterly views
- Can be sold fully furnished if required
- Currently run as a holiday let investment
- In all around 0.7 acres
- Freehold sale
- Council Tax Band to be confirmed

Guide Price £625,000

SITUATION

The property is situated close to the old centre of the pretty South Hams village of Marldon bordering some of South Devon's most picturesque rolling countryside. Marldon is full of history and character and is well served by two good pubs, village shops and post office, a well-regarded primary school, church and a very active community hall hosting various clubs. Plenty of countryside walks around the area are right on the doorstep whilst the sandy beaches of Torbay and the magnificent Dartmoor National Park are only a short distance away. The larger towns of Paignton, Torquay, Newton Abbot and Totnes are close by with mainline railway stations and wider amenities, whilst access to the A380 is easy linking to Exeter and the M5.

DESCRIPTION

Longpark Linhay has been meticulously converted by the vendor, retaining and repointing much of the original stonework to protect the character of the stone barn.

The barn has oil fired underfloor heating and a new slate roof. The property has been designed to make the most of the far reaching views and will most likely appeal to second home owners or as a holiday let investment.

A significant selling feature of the property is the unrivalled far reaching rural views from the property together with its large expansive private terrace to enjoy these views.



ACCOMMODATION

The wide entrance door leads into the open plan kitchen/sitting room with a hand-fitted kitchen with a solid oak worktop with a strip LED light underneath.

The kitchen has an integrated refrigerator with a separate integrated freezer, washing machine, 1½ bowl Belfast sink and mixer tap over. There is a range of well fitted cupboards with soft close doors, a ceramic hob with an extractor over. This room is spacious with exposed ceiling timbers and a lino wood effect floor running throughout. This open plan room has a corridor leading to the family shower room with a corner quadrant shower, and two double bedrooms. One of the rooms is set up as a twin bedroom and one as the main double bedroom

OUTSIDE

The property benefits from a large patio area with raised flowerbeds and is the perfect spot to enjoy the far reaching views. This area benefits from outside lighting with an outside double power socket, which could be used to run an electric powered hot tub. To the side of the barn is the external Grant oil-fired boiler.

The gently sloping paddock is accessible from the entrance drive and extends to about 0.7 acres in total.

There is plenty of off road parking for many vehicles, with the additional of an electric cable, which has been laid in readiness for an EV car charging point, if the purchaser wishes to connect one. The electrically controlled entrance gates have attractive stone- faced pillars, where there is a built-in parcel and letterbox.

SERVICES

The house benefits from underfloor oil-fired central heating, mains water and a private sewage treatment plant for drainage. Internet is via a Poynting router, providing between 3 and 10mb download speeds. There is a right of way up the lane to the property for all purposes.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWINGS

Strictly by appointment through the agents on 01803 865454.

DIRECTIONS

From Totnes continue to Ipplepen and turn right at the Texaco fuel station along Marlton Road towards Marlton. Follow this road which leads onto Gropers Lane. Proceed on this lane, passing Bulleigh Barton Manor and at Compton Pool cross, turn right up the unmetalled road which leads to Longpark Linhay.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 623 sq ft / 57.8 sq m
For identification only - Not to scale

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024.
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Energy Efficiency Rating	
Current	Potential
100	70
Vary energy efficient - lower running costs (122 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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