



Lower Luscombe Barn



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Harbertonford, Totnes, Devon, TQ9 7EF

Totnes: 3.6 miles Dartmouth: 11.5 miles Plymouth: 26.1 miles

A superb barn conversion located in a beautiful rural, yet readily accessible location between Harbertonford and Ashprington.

- A superb first floor open plan sitting/dining room/study
- 3 Bedrooms, family bathroom
- En-suite shower room
- A farmhouse-style kitchen/breakfast room
- A detached studio with huge potential
- Off-road parking for 4 vehicles
- Well landscaped private rear garden
- Freehold, Council Tax Band E

Guide Price £900,000

SITUATION

The location of Lower Luscombe Barn, in the hamlet of Beenleigh, is incredibly special, being within a mile of Tuckenhay, Ashprington and Harbertonford. There are fabulous walks along the river Harbourne to these villages where three well known pubs are located, The Malster's Arms and The Watermans in Tuckenhay and the Durant Arms in Ashprington. At Harbertonford there is St Peter's Church and village hall, a petrol station with shop, a popular village Primary School and a village Post Office and Community Shop. The historic town of Totnes with its fast road and rail connections is just over three miles from the property.

DESCRIPTION AND ACCOMMODATION

The barn, which once belonged to the local estate, was converted in the 1980s and has been completely refurbished and upgraded over recent years. The barn has a fantastic open plan vaulted reception room with a multitude of original and characterful features, yet with modern comforts of a quality conversion. At the front of the property there is a pair of timber gates which open onto the cobbled private parking area, with ample space for two cars, with additional parking at the front of the property on a further cobbled area.

A flight of timber stairs leads up to a raised decked area with good views of the studio and the garden, with a stable door leading into the main open plan reception room. This impressive room has all of the 'A' frames in the roof exposed, with further exposed ceiling rafters, giving the room a feel of grandeur and lots of space. The room is very bright and airy with multiple windows overlooking the front and to the garden at the rear together with two Velux windows. The room has limed pine floorboards and benefits from a large wood/multi-fuel burner on a raised slate hearth with log storage underneath. The room could be easily divided to create a separate room at the far end, albeit with carefully positioned furniture, it is easily set out in various sections.



ACCOMMODATION CONTINUED

The hall on the ground floor has a slate floor, a door to a useful under-stairs cupboard and a wood burner which we understand needs to be upgraded before it can be used. From the hall, there is access to a double bedroom with oak flooring, with windows overlooking the rear private terrace. There are a further two double bedrooms, both with oak flooring and exposed ceiling timbers. Bedroom 2 has an en-suite wet room with a quarry tiled floor and a slate sill above the wash hand basin with a large feature mirror above. There is a large walk-in wardrobe, which was formerly a front door to the barn conversion before it was remodelled more recently. Bedroom 1 has a range of fitted wardrobes and hanging rails running along the entirety of the wall.

From the reception hall there is a door to a family bathroom with a tiled floor, a raised Velux rooflight allowing much light to enter the room, a bath with cylindrical shower end with a shower screen and waterfall shower unit over, WC and wash hand basin.

A further door from the hall leads into the farmhouse-style kitchen, slate floor with a bespoke range of base level kitchen units under a marble worktop with a built in Miele dishwasher, double Villeroy & Boch Belfast sink, a double oven Lacanche range with 5-ring gas burner hob, a Fornax extractor over and space for an American style fridge/freezer. A curtain reveals an alcove where there is space and plumbing for a washing machine with tumble dryer above and freezer, oil-fired boiler and coat storage.

GARDENS AND GROUNDS

The gardens and grounds at Lower Luscombe Barn have been greatly improved by the owners and landscaped to provide many interesting places to sit and enjoy the fabulous views around the surrounding countryside. The main seating area, at the rear of the property, can be accessed from various pathways from the drive or through the pair of patio doors which lead out under a covered loggia with a variety of plants providing more shade when required. A short flight of slate steps leads up to the terrace with ample space for a dining table. The parking area and main pathways also benefit from lighting.

A variety of pathways lead around the garden past its herbaceous, well-stocked borders, which include a fine ancient apple tree, a mature medlar tree, a number of recent fruit tree plantings and a multitude of interesting plants including an Indian bean tree, a plethora of camelias and a large Tree Fern behind the studio.

THE STUDIO

The timber built and clad studio under a slate roof, is currently used by the vendor as a pottery studio, but could easily be converted, with consent, to a single bedroom letting unit for additional income or be utilized as a home office, gym, artist's room or studio. It is fully insulated and double-glazed with floor to ceiling picture window with a pair of patio doors at the far end, which lead out onto a south-facing balcony with balustrading surrounding to enjoy views over the countryside beyond. The room is open to the eaves, creating a great feeling of space. The studio has night storage heating, power and water. At the far end there is a raised area with a door into a storage room where the potter's kiln is located (excluded from the sale). There is a path leading around the rear of the studio, on its far boundary, which leads to two large sheds (with power and light) and a space for the compost bins. The oil tank is also located at the rear.

SERVICES

The owners have recently had full-fibre broadband installed to the hamlet giving the opportunity for virtually limitless internet speeds. Services include private drainage, a private (treated) spring water supply and oil fired central heating.

LOCAL AUTHORITY

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

VIEWING

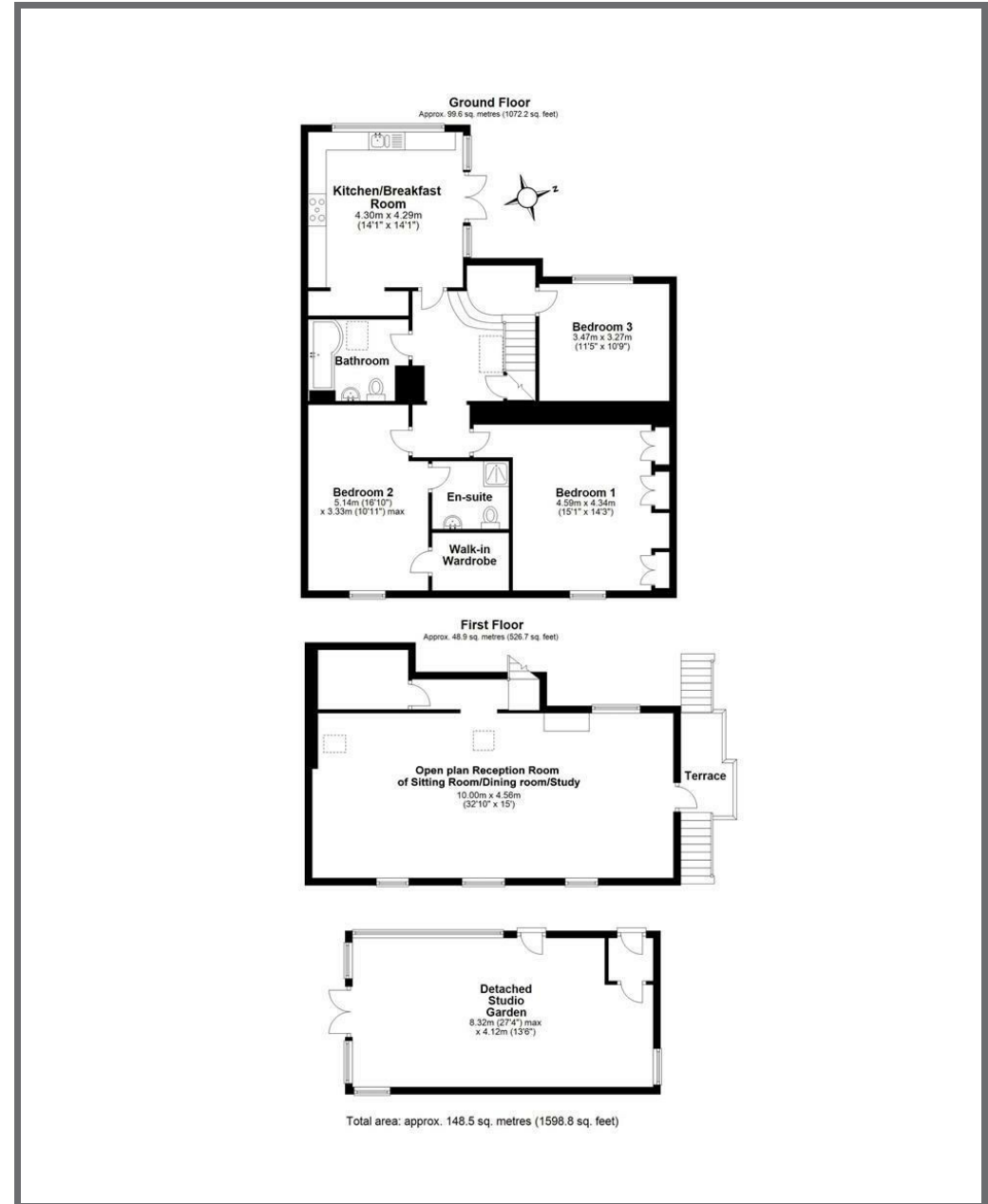
Strictly by appointment through the agents please on 01803 865454.

DIRECTIONS

Leave Totnes on the A381 (Kingsbridge). At the top of the hill, by the speed limit de-restriction signs, turn left (Ashprington 2m). After 300m, straight at the off-set crossroads (Cycle route to Harbertonford). Approximately 1 mile, left turn at Luscombe Cross. Further 1.5 miles lane descends passing Luscombe Farm on your left. Immediately after left junction to Bow Bridge, take the narrow lane dropping down sharply to left as the road bends to the right. After 200m,



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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		61	72
EU Directive 2002/91/EC			

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