



3 Higher Compton Barton

3, Higher Compton Barton, Marldon, Paignton, TQ3 1SA



Newton Abbot 6 miles, Totnes 7 miles,
Exeter 23 miles.

A beautifully renovated two-bedroom barn conversion blending striking contemporary design with charming period features, set within a private and characterful development of Grade II listed barns.

- Stylish barn conversion
- Attractive courtyard setting
- Well presented accommodation
- Exposed beams and log burner
- Private and tranquil location
- Two double bedrooms
- Allocated parking
- Pleasant garden
- Freehold
- Council tax band: D

Guide Price £400,000

SITUATION

Higher Compton Barton is a charming and peaceful collection of converted barns situated at the end of a quiet rural lane just 2 miles from Marldon. The village offers an excellent primary school, local shops, and traditional pubs. The area is well-connected, with the South Devon Highway providing quick access to Torbay, Totnes, Newton Abbot and the M5 at Exeter.

The towns of Torquay, Paignton, and Brixham offer extensive shopping, dining, and recreational facilities, including renowned beaches and a stunning coastline. The area is also well-served by respected grammar schools and mainline rail connections to London.

DESCRIPTION

The Barn at Higher Compton Barton is an exceptional two-bedroom home, thoughtfully modernised to provide an inviting and stylish interior while retaining the charm of its historic setting. Located within a sought-after development of converted barns, the property offers well-balanced accommodation, suitable as a permanent residence or second home.

Laid out over three storeys, the property provides space for two double bedrooms, while the entry floor features well-presented reception areas. Externally, a well-kept garden—elevated from the property—provides the perfect retreat, overlooking the courtyard of barns and surrounding countryside.

ACCOMMODATION

Upon entering the property, you are welcomed into a light and airy entrance hall, leading into the heart of the home. The kitchen is a standout feature, with quality fittings, ample workspace and cabinetry, and a design aesthetic that complements the traditional character of the barn.

The separate sitting and dining room is a particularly atmospheric space, where rustic beams and a log burner create a warm, homely feel. Large windows and glazed doors allow light to pour in while offering pleasant views into the courtyard.

Both bedrooms are good-sized doubles, well-appointed and finished with a stylish eye for detail. The master bedroom, situated on the second floor, features a beautiful range of exposed beams, brilliantly showcasing the property's rustic history.

The second bedroom and bathroom are located on the ground floor. The bathroom comprises a shower over bath and a wash basin, while a separate cloakroom hosts an additional wash basin and WC.

OUTSIDE

Parking is available directly in front of the property.

Elevated from the house and situated opposite the entrance is a charming lawned garden. At the top of the plot is a wooden decked area, suitable for outdoor seating or dining, along with an adjoining shed. This space offers the perfect retreat to enjoy the property's attractive surroundings.

SERVICES

Mains electricity, mains water, shared private drainage, oil fired central heating. Ofcom advises that there is limited mobile reception and full fibre broadband available to the property.

AGENTS NOTE

Holiday letting is not permitted within the development. The property is subject to a service charge of £125 per calendar month.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Strictly by appointment through the agents.

DIRECTIONS

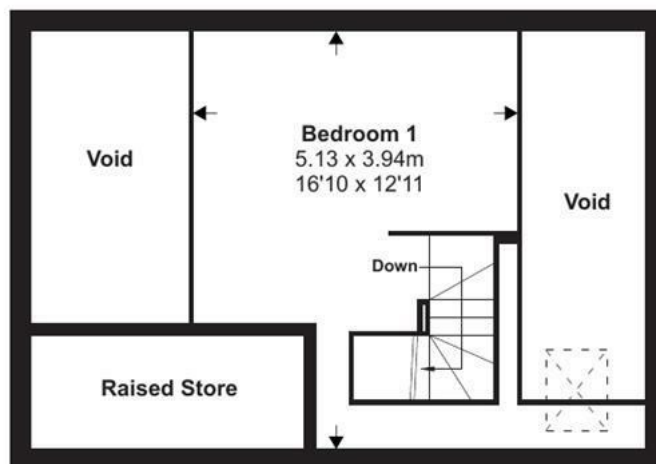
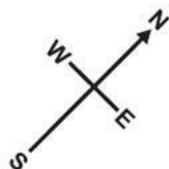
Entering Torbay on the new South Devon Highway follow signs for Paignton and Brixham to join Hamelin Way. At the first roundabout turn left towards Shiphay. Proceed down the hill and take the second left into Moles Lane, sign posted Garden Centre. Cross the dual carriageway and take the immediate left, on the right there is a lane sign posted Higher Compton Barton. Proceed down the private lane and at the end take the left fork and park in the visitors spaces on the right. 3 Higher Compton Barton can be found just past the cattle grid on the right.

What3Words: ///watched.assurance.charities

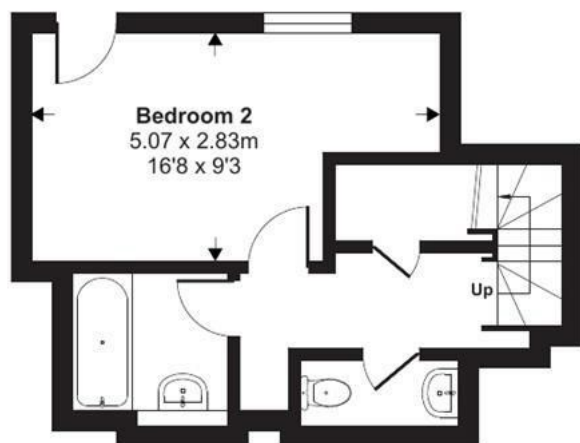


Approximate Area = 922 sq ft / 85.6 sq m (excludes void)

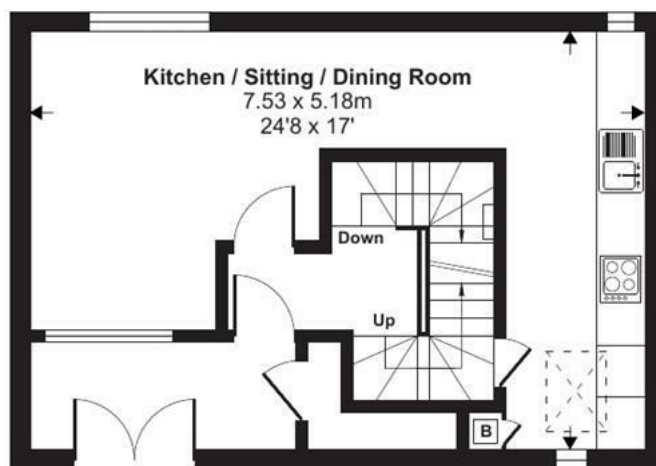
For identification only - Not to scale



First Floor



Lower Ground Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025.
Produced for Stags. REF: 1279389

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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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