







Lutton Farm Barn is a charming, reverse level detached home with exposed stone walls and high vaulted ceilings, situated approximately one mile from the centre of South Brent village.

Detached barn conversion
Full of character and charm
Large light and airy reception room
Additional reception room plus mezzanine level
Kitchen-dining room with pantry
Useful utility/boot room
Four bedrooms with two en-suites
Gated entrance with driveway parking
Lawned garden with large patio

Lutton Farm Barn

South Brent, TQ10 9EA

This characterful barn conversion boasts the use of quality materials throughout and is located in a rural yet convenient location.

The centre stage of the home is a large, light and airy reception room with exposed beams. Stairs ascend to a sizeable mezzanine level with a velux window. There is a tastefully designed kitchen-dining room with a Juliette balcony and window seat and a useful pantry with space for a freezer. There is ample space for a dining-table set for sit down meals. A further reception room offers another space to relax although could be utilised as a further bedroom if required. There is also a W.C.

Downstairs there is an impressive master en-suite with a granite stone arched doorway. A further en-suite bedroom and two more double bedrooms complete the sleeping accommodation. The utility/boot room has matching wall and floor units, a lovely stone wall and vaulted ceiling space. There is underfloor heating throughout the home and elements of charm and character everywhere you look.

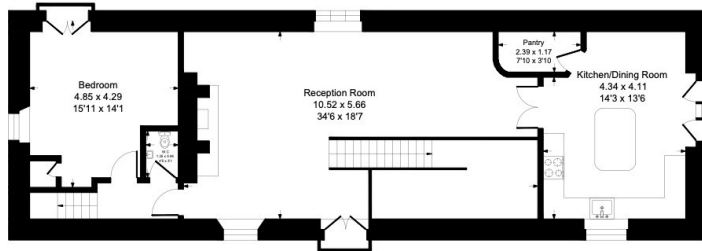
A large patio area provides ample space for an outside dining-table set, there is a further patio space behind the garage and log store, and a two tier lawned garden which is mainly enclosed by mature trees and shrubs. Solar panels have been installed at Lutton Farm Barn with the benefit of a feed in tariff.



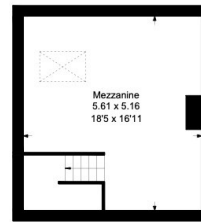
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Lutton Farm Barn, South Brent, TQ10 9EA

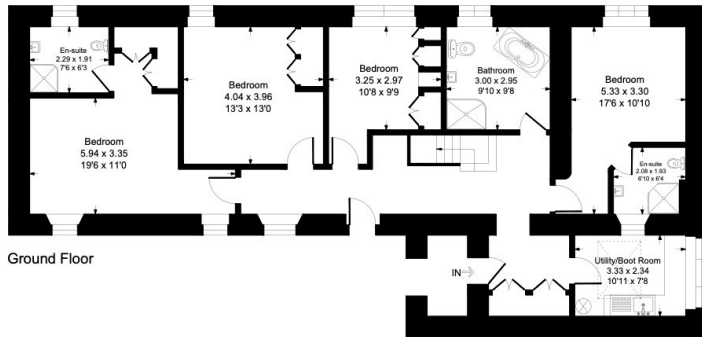
Approximate Gross Internal Floor Area = 257.3 sq m / 2770 sq ft
 Garage Area = 28.8 sq m / 311 sq ft
 Total Area = 286.2 sq m / 3081 sq ft



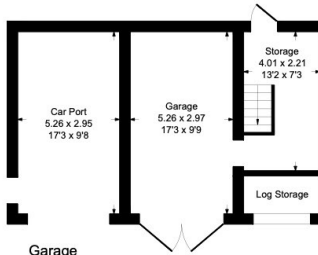
First Floor



Second Floor



Ground Floor



Garage

Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

The property has mains water and electricity with oil fired central heating. There is private drainage to a septic tank.

COUNCIL TAX

The property is in Council Tax Band D.

TENURE

Freehold

LOCAL AUTHORITY

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

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01364 646170.

DIRECTIONS

what3words location
 relocated.remake.internet

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		