



The Stables



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East Allington, Devon TQ9 7PZ

Kingsbridge 5 miles. Totnes 9 miles. Nearest pub, shop & primary school 1 mile.

Viewing is imperative to fully appreciate this exceptional property.

An newly converted and immaculately presented, four bedroom barn conversion with spacious, and beautifully light accommodation. The property benefits from driveway parking, secured by electric gates for a number of cars, thoughtfully landscaped gardens and is located on the outskirts of the popular village of East Allington. Freehold. Council Tax Band: E. EPC: D.

- Superbly Finished Contemporary Accommodation
- Fabulous Open Plan Kitchen, Living, Dining
- Newly Converted With High Quality Finishes
- Characterful Interiors With Beams And Vaulted Ceilings
- Council Tax Band: E
- Three En-suite Double Bedrooms & A Further Double Room
- Delightful Landscaped Gardens
- Only A Short Drive To Many Beaches
- NO ONWARD CHAIN
- Freehold

Guide Price £750,000

SITUATION

Located in the heart of the beautiful, rolling South Hams countryside on the outskirts of the village East Allington which is a popular rural village that has an excellent community with a church, primary school and highly-regarded village Inn. The market town of Kingsbridge is just 5 miles away and offers an excellent range of shops, local services and facilities which include a Sports Centre, primary and secondary schools, health-centre and cottage hospital. The medieval town of Totnes with its British Rail train station is some 10 miles distant and also offers an individual range of shops, services and facilities. The coastal town of Dartmouth and Salcombe is also within easy driving distance (approximately 10 miles), while the beaches at Slapton are approximately 4 miles away.

DESCRIPTION

The Barn dates back to 1826 however has been completely rebuilt internally and finished in May 2023, using high quality materials and fittings throughout. It is immaculately presented and provides spacious and naturally light accommodation that is located on the outskirts of the popular village of East Allington.



ACCOMMODATION

The barn has been recently renovated throughout, the accommodation is naturally light, with a wonderful flow and stunning finishes. From the driveway there is access into a tiled entrance hall leading to two spacious well-finished en-suite double bedrooms with the addition of dressing areas. There is a further generous, dual aspect, double room that could easily be used as a snug or study if desired. The ground floor also has a cloakroom/WC and utility/plant room with plumbing for washing machine and dryer.

The first floor is bathed in natural light and has a super spacious feeling with the vaulted height ceiling. The open plan kitchen, dining and living area has lots of character, it is thoughtfully zoned and includes: the kitchen has been carefully considered with a wide range of modern base units, with integrated appliances including a double oven, induction hob with extractor over and a dishwasher. There is additional shelving and an island with a beautiful natural wood counter. In addition there is a most useful large walk-in larder. The living area is beautifully bright with ample space for a dining table with double door to a large balcony with pretty views overlooking the garden. In addition there is the benefit of a mezzanine level, with library ladder, creating the perfect private home office space. The sumptuous master bedroom benefits from high vaulted ceilings and is finished to an exceptionally high standard with a free standing bath overlooking the garden, superbly designed en-suite with double sinks, large shower cubicle and low level WC, plus the addition of a walk-in dressing room.

OUTSIDE

Access to the private driveway via electric gates into the driveway providing ample parking. To note there is planning in place for a double garage with potential for additional accommodation, subject to PP. The property benefits from lovely landscaped tiered gardens that enjoy fine rural views, with many seating areas and decking to enjoy the sunshine all day, with a lawned area at the top and bat house. There is ample driveway parking for the property, secured by electric gates.

SERVICES

Mains electricity and water. Underfloor zoned heating with Air source heat pump. Private drainage. Newly installed Fibre Broadband. Standard broadband is available at this location. Full mobile coverage via EE, Vodafone and O2 are available at the property.

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

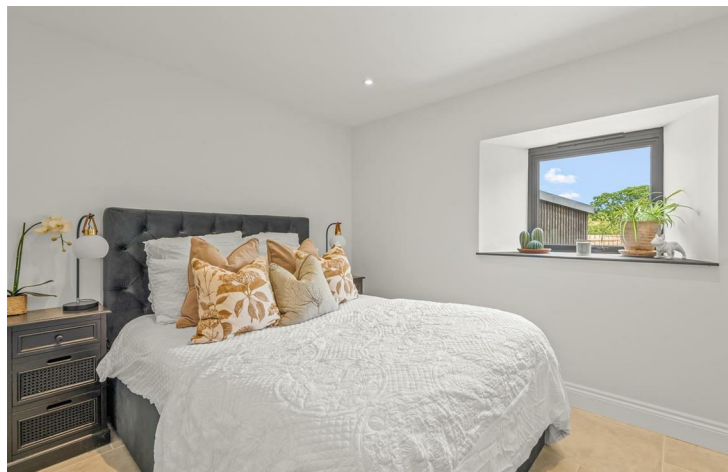
From our Kingsbridge office head out of Kingsbridge towards East Allington. From the centre of the village, proceed in an easterly direction along Dartmouth Road for about 200 or so yards and the entrance driveway to Lower Poole Farm can be seen on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

AGENTS NOTE

The property will have the remainder of the 10 year building warranty from May 2023.



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 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	55	
(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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