



The Byre



The Byre Cross Farm

East Allington, Nr Kingsbridge, Devon, TQ9 7RW

Kingsbridge 6.5 miles. Totnes 10 miles. Nearest pub, shop 1.5 miles.

A deceptively spacious, characterful, attached barn conversion set in a beautiful rural location with four bedrooms, two reception rooms, garage/workshop, barn, yard, gardens and small paddock of around 0.5 acres. Viewing is essential to appreciate all that this property has to offer.

- Deceptively Spacious, Character Barn
- Beautiful Rural Location
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Detached Garage/Workshop
- Detached Open Barn and Yard Area
- Small Paddock
- Freehold
- Council Tax Band E

Offers In The Region Of £600,000

SITUATION

Located in the heart of the beautiful, rolling South Hams countryside approximately a mile to the village of 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 is also within easy driving distance (approximately 10 miles), while the beaches at Slapton are approximately 4 miles away.

DESCRIPTION

A deceptively spacious attached barn conversion set in a beautiful rural location with four bedrooms, two reception room, garage/workshop, barn, yard, gardens and small paddock of around 0.5 acres with some fruit trees. The property retains many delightful features including deep window sills, exposed beams and exposed stone.



ACCOMMODATION

The accommodation is arranged on a reverse level, access from the garden via a stable door into the hallway. From here there is access to a wonderful sitting room, overlooking the garden, with vaulted ceiling height, exposed beams, wood burning stove and French door to the front patio. Along the hallway there is a useful utility room, with external access, sink, space for washing machine, additional storage. To the side of this is a handy walk-in larder. The kitchen breakfast room is fitted with a range of base units, inset, oil, Esse stove, space for dishwasher and fridge freezer. The dining room is dual aspect with vaulted ceilings. There is a double bedroom on this level with exposed beams, cupboard housing water cylinder and airing cupboard. Shower room with WC and Vanity sink.

Stairs lead down to the lower ground floor. The master bedroom is a lovely size overlooking the courtyard. There are two further bedrooms, a twin room and the 'old root house' provides a further double bedroom. Family bathroom, complete with bath, separate shower, WC, pedestal wash hand basin and heated towel rail. A large store (that was once a shower room) is at the end of the hallway. Door leading to the rear terrace.

OUTSIDE

Adjoining the property is a really pretty garden enjoying glorious rural views. The large patio area provides the perfect spot for dining, lawn area, planted borders. Path leads to the side providing access to the rear courtyard, oil tank. From the driveway and within the property demain is a large planted border with mixed mature shrubs, a rear courtyard area, a large yard which provides ample parking and access to a detached large garage/workshop and a detached open, metal barn. Access to the side of the barn leads down to a gated and fenced small , sloping, paddock of around 0.5 acres with some recently planted fruit trees to the far side.

SERVICES

Mains electric, water. Septic tank drainage (shared between 3 properties). Oil fired central heating. Standard broadband is available (OfCom) Various mobile networks are available (OfCom).

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

From the centre of East Allington head out past the church and at the primary school take the left hand fork. Follow this for just over a mile and the entrance to the property will be found on the right hand side.

What3Words: cleansed.customers.asked

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

AGENTS NOTES

We have been informed that the owner of the adjacent barn has applied for planning permission to determine if prior approval is required for a proposed change of use of agricultural building to 1No dwellinghouse (class C3)& for associated development (Class Q (a+b)).

Ref: 2290/23/PDM

Paddock opposite side of the road approximately 1 acre available by separate negotiation.



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		
(69-80)	C		67
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 The Promenade, Kingsbridge,
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131

