



1  
Harraton  
Barns



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Modbury, Nr Kingsbridge, PL21 0SU

Kingsbridge 6 Miles. Bigbury-On-Sea 6 miles. South Sands (Salcombe) 10 miles.

A superbly finished and appointed converted stone barn set within a highly convenient location between Kingsbridge and Modbury.

- Superbly Converted Stone Barn
- Finished Exceptionally Throughout
- Useful Utility Room
- Four Double Bedrooms (Master En-Suite)
- Freehold
- Conveniently Located
- Open-Plan Kitchen Dining Room
- Sitting Room With Wood Burning Stove
- Beautifully Landscaped Gardens And Parking
- Council Tax Band F

Offers Invited £550,000

## SITUATION

Harraton Barns are situated just outside the village of Modbury in South Devon and within relatively easy reach of the A38 Devon Expressway. Modbury - the name deriving from the Anglo Saxon for "meeting place" - is a picturesque town in the heart of an Area of Outstanding Beauty. It has a highly-rated primary school and caters well for most everyday requirements, with a great range of independent shops, cafes, galleries along with two pubs, a church and a gym. For more comprehensive shopping needs, Kingsbridge is some 7 miles to the South and offers an excellent and varied range of shops, services and facilities whilst Plymouth, with its rail and air links is approximately 12 miles to the West. Modbury is on a main bus route and is also only some 5.5 miles from the A38. Nearby there are fine cliff-top and coastal walks and numerous beaches and coves.

Bigbury on Sea is within easy reach, a beautiful coastal village with stunning sandy beach in an Area of Outstanding Natural Beauty (AONB). It is a popular family beach with shallow water for paddling and rock pools for exploring, but it also great for surfing and kite surfing too. There is a lots of parking, a beach shop and a cafe along with the causeway linking to the iconic Burgh Island with its famous hotel and the historic Pilchard Inn.

There are at least two excellent golf courses -Bigbury is within easy reach and Thurlestone. There are also numerous beaches and coves close by, with sailing available at Salcombe and Newton Ferrers.

## DESCRIPTION

A conveniently located, stunning barn conversion with lots of character that has been beautifully finished throughout with beautifully landscaped gardens and ample parking.





## ACCOMMODATION

Access from the driveway and door into: a spacious, dual aspect open-plan living dining room. The kitchen has been superbly finished, wonderful polished concert flooring and fitted with contemporary painted units proving ample storage and with integrated appliances including a fridge, freezer, Smeg oven, microwave, warming draw, dishwasher. Dining area and snug. To the rear of the kitchen is a useful utility room with units and inset sink, wall mounted Valiant LPG gas boiler, space for washing machine and tumble dryer and door into cloakroom/WC. Central oak and glass staircase. The sitting room is a glorious room, dual aspect with door to the rear garden and windows to the front, wood burning stove.

On the first floor the master bedroom overlooks the front, has built in wardrobes and benefits from a beautifully finished en-suite bathroom. There are three further bedrooms (one currently used as a study) and a family shower room.

## OUTSIDE

The front of the property has a large lawn area, pretty stone walling and access from the shared driveway to the private parking area allowing space for cars and boat storage. The rear gardens are really lovely, with different garden 'rooms' for entertaining or relaxing with a good deal of privacy, paved and gravelled with decorative panels and raised beds and steps up to a grass bank area. Stone store, with inset shed complete with power and light.

## SERVICES

Mains electric and water, private drainage, LPG sunken gas tank with underfloor heating on the ground floor and radiators on the first floor.

No mains telephone line presently, dish currently used. Standard broadband is available at this location. Mobile is available from O2 and Vodafone at this location. (OfCom)

## TENURE

Freehold.

The property is within the curtilage of a Grade II listed building and subject to listed building approval.

To note there is a possible a development project adjacent, subject to planning.

## LOCAL AUTHORITY

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

## INVESTMENT

This property would make a superb holiday let, long term let or residential home. For knowledgeable advice on buy-to-let investments please contact our Lettings Department .

## DIRECTIONS

From our Kingsbridge office follow the A379 out through Aveton Gifford towards Harraton Cross, just before take the driveway on the right hand side signposted for Harraton Barns.

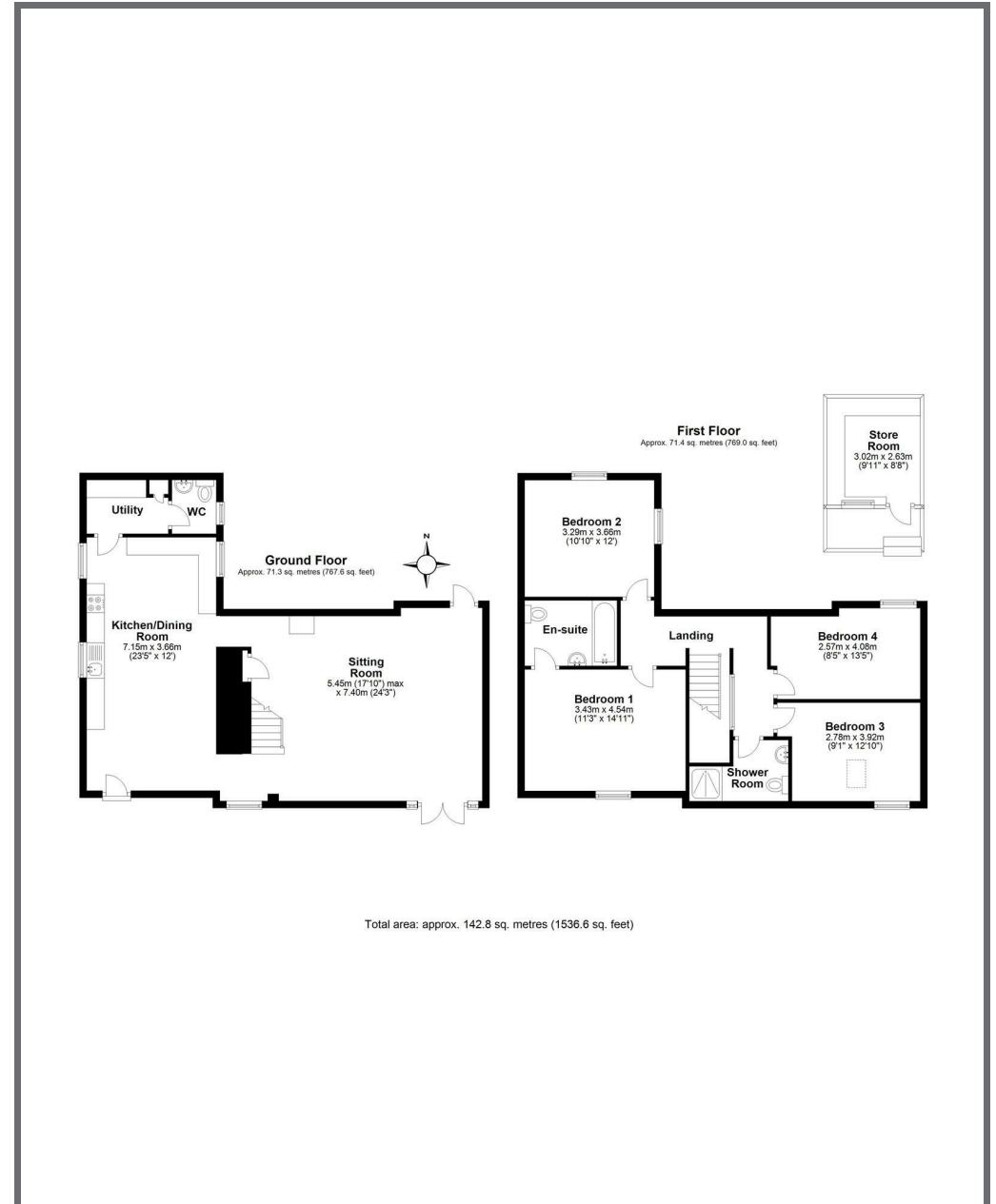
## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.





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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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