



Shire, Fallapit Cottages



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East Allington, Totnes, TQ9 7QS

Kingsbridge 4 miles, Totnes 10 miles. Dartmouth 11 miles.

Shire is a substantial and most spacious barn conversion with over 2400 sq ft with superbly-presented accommodation of considerable character. The accommodation is generous, set over three floors with ample storage space, and would be ideal for either permanent use or as a holiday home, for families or multi generational living.

- Wonderful Spacious Barn Conversion
- Four Double Bedrooms Plus One Good Single
- Fabulous Open-Plan Kitchen Diner
- Use Of Communal Grounds/FirePit/Tennis Courts
- Freehold
- Idyllic Rural Setting
- Ample Office Space
- Private Gardens
- Allocated Parking Courts
- Council Tax Band E

Guide Price £650,000

SITUATION

Shire is located in Fallapit near East Allington, the village is approximately a 10 minute walk through the grounds of Fallapit House Estate and the village benefits from a local pub, store, church and primary school.

It is approximately 4 miles from Kingsbridge which has an outstanding range of local amenities, shops, as well as a Leisure Centre, Cottage Hospital, and a primary and secondary school.

Salcombe Devon's most southerly point with its beautiful harbour and unspoilt estuary and beaches is approximately 8 miles. The medieval market town of Totnes and the historic port of Dartmouth are approximately 9 miles to the East.

DESCRIPTION

Fallapit Cottages comprises 14 barns that were converted in the 1980's and are set within beautiful communal grounds with lawns, barbecue area, fire pit and a tennis court.

Shire has spacious and flexible accommodation that is set over three floors, with private gardens, parking and access to the fabulous communal areas.



ACCOMMODATION

Shire is a wonderful attached stone barn with highly spacious and very flexible accommodation which includes; access into an open entrance with storage cupboards. Staircases to both first and lower ground floors. Oak flooring. Open plan into the sitting room and kitchen. The sitting room is a lovely dual aspect room of much character with feature corner fireplace with raised curved granite surround, enclosing a Palazzetti wood pellet fuelled stove with back boiler providing additional winter heating and hot water, oak flooring. The kitchen dining room is a light and airy triple aspect room, well-fitted and equipped with a good range of contemporary units with granite work surfaces over. Inset one and a half bowl sink unit with mixer tap over, electric range cooker with 5 burner electric hob and extractor hood over. Integral dishwasher. Space for fridge and freezer, oak flooring. Useful utility room with a range of base and wall units with stainless steel roll edge worktop, WC and inset stainless steel sink. Space for washing machine, and under counter freezer. Airing cupboard. Low level WC, space for coats and boots etc.

On the first floor the landing has part exposed roof timbers and two velux skylights and creates an excellent space for an office. Both bedrooms have feature exposed roof timbers, with the master bedroom also having a generous dressing room with feature window and two Velux windows. The bathroom has a three piece white suite comprising a panelled bath with electric shower over. Low level WC. Wash hand basin. Heated towel rail. Storage cupboard

On the lower ground floor. From the Hallway there is a door to the rear terrace and a range of built in storage cupboards. Bedroom 3 is a spacious double with window to the rear aspect and built in double wardrobe and cupboards. Bedroom 4 is a generous double room with French doors leading onto the rear terrace. Built in double wardrobe. Bedroom 5 is a single room or a study with built in wardrobe and matching shelf unit. The bathroom is complete with a white three piece suite comprising panelled bath with Mira sport electric shower over, with glazed shower screen. Low level WC. Wash hand basin with mixer tap over. Ceramic tiled floor.

OUTSIDE

To the rear of the property is an extensive south facing paved terrace for sitting out. To the front of the property is a good-sized garden, part lawned, and bounded by mature hedging and a picket fence. Gateway leading to a paved pathway to the front of the property, and onto a generous raised paved terrace, which is wonderfully private, and perfect for family dining al fresco. A further lawned area has been planted with fruit trees, and has sheds for additional storage.

In addition there is access to the communal grounds which includes, a tennis court, Firepit/barbecue area, and communal gardens.

There is allocated parking for two cars in the parking area and in addition the current vendors park in front of the property, along with additional guests parking.

SERVICES

Mains water and electric- storage heaters on the first floor and pellet boiler, under floor heating on 2 floors. Communal private drainage system. Solar panels on the back part of the roof that generate electricity with battery storage. Repayment from energy supplier also. Superfast Broadband is available (Ofcom). Mobile coverage is available via EE, O2 and Vodafone (Ofcom).

TENURE

Freehold.
Management company- Crown property management approx. £130 pm for communal areas and private drainage system.

LOCAL AUTHORITY

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

DIRECTIONS

From Kingsbridge proceed on the A381 towards Totnes, drive through The Mounts then turn right towards Fallapit. Continue along the lane and take the second left hand turning into Fallapit Barns. On reaching the barns continue around to the left and Shire will be on the right hand side.

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		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(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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Total area: approx. 2245.5 sq. feet



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