



Higher Barn



# Higher Barn

Beeson, Kingsbridge, TQ7 2HW

Nearest beach 0.5 miles. Kingsbridge 7 miles. Totnes 15 miles.

A beautifully converted, stone, barn situated in the charming village of Beeson just moments from the beach. Superbly presented and spacious accommodation including a kitchen dining room, sitting room, study/snug along with a master en-suite bedroom, two further bedrooms and a family bathroom. Ample parking, double garage and patio garden.

- Located Within Walking Distance Of The Beach.
- Beautiful Stone Barn
- Superbly Presented Throughout
- Open-Plan Kitchen Dining Room
- Sitting Room With Open Fire
- Study/Snug/Bedroom 4
- Three Bedrooms (Master With En-Suite)
- Double Garage/Parking/Pretty Patio
- Freehold
- Council Tax Band E

Guide Price £625,000

## SITUATION

Beeson is a peaceful coastal village with a strong community that neighbours the stunning beach front of Beesands, a mile-long shingle beach backed by fields with a public footpath to Torcross and a freshwater lake.

Beesands has recently won 2 important awards – The Blue Flag is an internationally recognised guarantee of excellence and indicated that Beesands has reached exceptional levels of cleanliness and safety. The Marine Conservation Society has also awarded Beesands a recommendation in the Good Beach Guide. There are two excellent eateries in walking distance of Beeson – The Cricket Inn pub & restaurant, and Britannia at The Beach, a fabulous fish & seafood restaurant and take-away, not to mention those amenities in Torcross and Stokeham. Stokeham is an historic and quite delightful village with its own well-respected primary school and two village pubs. Just a short walk away on the edge of the village is Stokeley Farmshop, Cafe and The Tap House a great facility including a useful shop, butchers, little independent shops, small garden centre, cafe and bar.

## DESCRIPTION

A characterful barn conversion originally converted in the late 80's, that is superbly presented, with positive natural light and spacious, well-laid out accommodation in the popular Hamlet of Beeson.



## ACCOMMODATION

The front door leads into a hallway with access to a fabulous kitchen dining room, a beautifully light room that has been fitted with a comprehensive range of contemporary wall and base units with integrated appliances including an electric oven, induction hob with extractor over, dishwasher and washing machine, door providing access to the driveway and garden beyond. A spacious, dual aspect sitting room with beautiful feature open fireplace. Cloakroom/WC. Study/snug/bedroom 4.

On the first floor there is a generous master bedroom with an en-suite bathroom complete with bath with shower over, WC and wash hand basin. There are two further bedrooms and a family bathroom complete with bath with shower over, WC, bidet, and wash hand basin.

## OUTSIDE

The property benefits from gate driveway providing parking for at least three vehicles as well as a double garage, complete with power and light, window to the side and pedestrian side door.

There is a beautiful patio area, with a stream running to the rear of the garden along with planted borders.

## SERVICES

Mains water, drainage, electric with electric heating. Superfast broadband is available at this location along with various mobile networks (Ofcom)

## TENURE

Freehold.

## LOCAL AUTHORITY

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

## DIRECTIONS

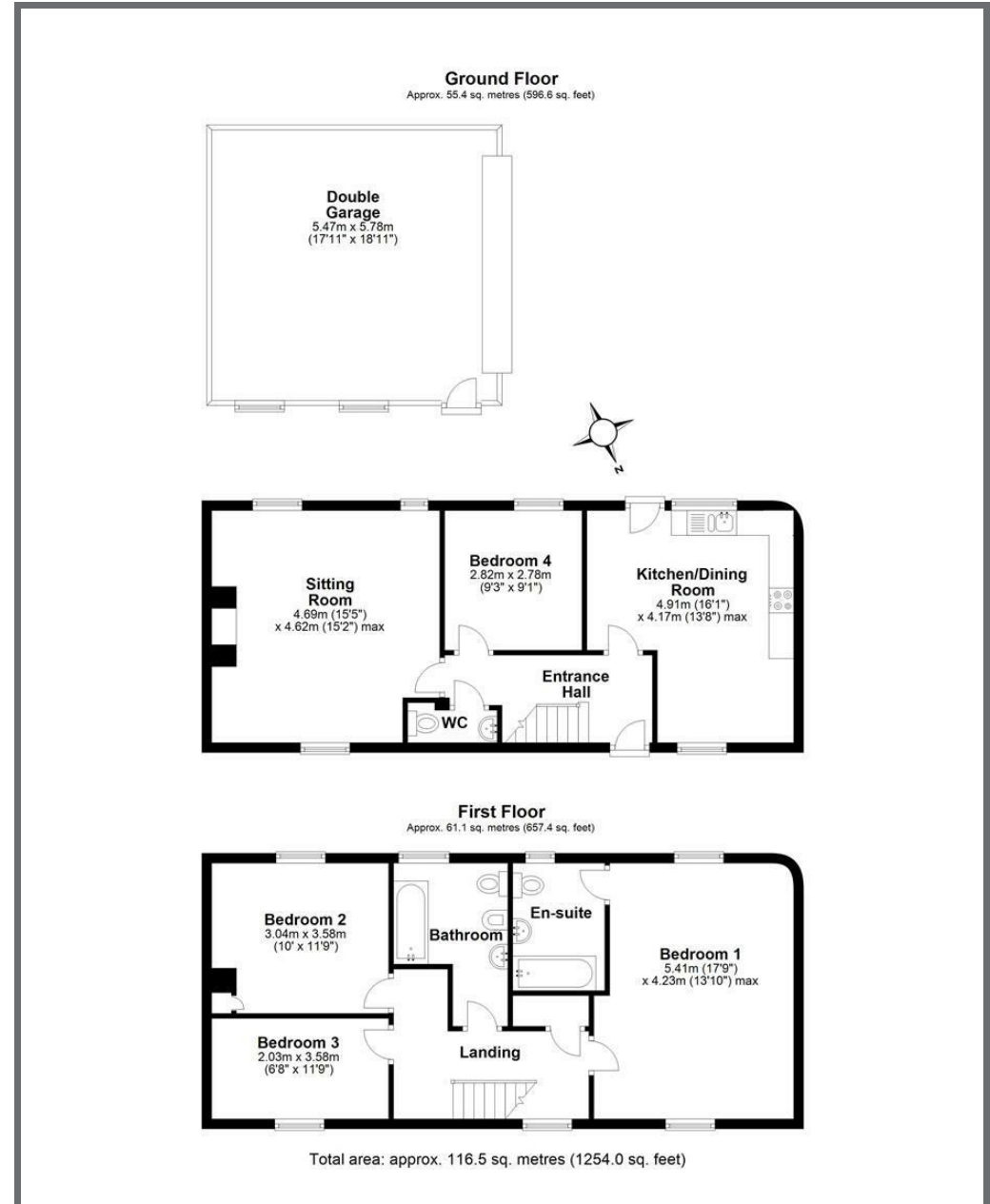
From Kingsbridge, take the A379 towards Stokenham. When you reach the roundabout at Stokenham turn right following the signs to Beeson, once in the village after dropping down the hill take the left on the sharp right hand bend and the property will be found on the right.

## 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		48	80

England & Wales EU Directive 2002/91/EC

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