



The Barns







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Widewell, Kingsbridge, , TQ7 2EE

Beach 0.5 Mile. Kingsbridge 6 Miles. Totnes Train Station 15 Miles.

A most unique detached property offering highly spacious and most flexible accommodation that enjoys a private position with gardens of just over half an acre, a swimming pool and glorious views over Torcross, the Ley and the Start Bay coastline.

- Magnificent Coastal And Rural Views
- Highly Flexible And Spacious Accommodation
- Three Reception Rooms, Games Room
- Swimming Pool, Garage/Workshop
- Freehold
- Substantial Detached Stone Barn
- Five Bedrooms
- Generous Gardens Of Over Half An Acre
- Within Walking Distance Of The Beach
- Council Tax Band: G

Guide Price £1,250,000

Stags Kingsbridge

1 The Promenade, Kingsbridge, TQ7 1JD

01548 853131 | kingsbridge@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Widewell is an idyllic hamlet, within the Stokenham parish, that enjoys far reaching coastal views just a stones throw from Torcross.

Torcross is a pretty coastal village, nestling between the southern end of Slapton Sands and the fresh water lake of Slapton Ley National Nature Reserve. Situated on the South West Coastal Path in an Area of Outstanding Natural Beauty, with much of the surrounding coastline being owned by the National Trust. The village has a well-known pub and a bar/restaurant and is within walking distance of a farm shop with a butchery, deli, plant centre, brewery and cafe restaurant. A short walk from Torcross, along the beach at low tide or over the cliffs at high tide leads to neighbouring Beesands. Here there are traces of the area's slate quarrying past. Beesands is also home to the fantastic seafood shack Britannia at the Beach, as well as the popular pub The Cricket Inn.

Further along this stretch of coastline the coastal path leads to Hallsands and the Start Point Lighthouse. Further around the coast is East Prawle and Prawle Point with many delightful beaches along the way. Heading towards Dartmouth there is Mill Bay and Blackpool Sands along with the more secluded Lannacombe, Mattiscombe and Gara Rock, the village of East Portlemouth, with its golden sandy beaches, offers lovely scenic views over Salcombe and is home to a pretty passenger ferry with daily services across to Salcombe.

The property is almost equi-distant between Kingsbridge and Dartmouth, each of which has their own extensive and delightful range of services, shope, leisure facilities and amenities including a primary and secondary schools.

DESCRIPTION

A detached property with highly spacious and flexible accommodation that has enchanting and far-reaching views over rolling countryside, over the village of Torcross, the Ley and towards Start Bay. The accommodation currently has an attached annexe with great holiday let potential but could easily be one large family home.

The property sits well within a generous private plot, with ample parking, a garage/workshop and beautiful mature gardens. To the rear of the property is a fabulous courtyard with swimming pool and summer house.

Viewing is highly recommended to appreciate all that this delightful property has to offer.





ACCOMMODATION

Converted in the early 1980's this stone 'L' shaped barn comprises; a kitchen dining room fitted with a range of wall and base units with integrated electric Aga, induction hob, dishwasher and fridge freezer. Fireplace with inset Clearview stove. Access through into a magnificent conservatory with exposed timbers, tiled floor (with under-floor heating), fabulous breath-taking wide coastal and rural views, bi-fold doors leading to the terrace. Sitting room with exposed Elm beams, open fireplace with stone surround and stairs leading up to the first floor. Study/bedroom 5 overlooking the courtyard. Two store/boot rooms. Games room with French doors leading to the courtyard. Cloakroom/WC. Utility room.

On the first floor there is a generous master bedroom that has glorious views and benefits from an en-suite bathroom. Bedroom 2 is a delightful double room with an en-suite shower room. Leading along the landing there is the swimming pool pump room with external access. Additional storage cupboards. The remainder of the upstairs can be sectioned off, if desired and used as an annex for family and friends or indeed let for holidays. This part of the property includes a kitchen diner with external access. Two double bedrooms, family bathroom, living room with a Clearview wood burning stove and patio doors leading out to the garden, stairs leading down to a utility area..

OUTSIDE

The gardens extend to over half an acre and provide a good deal of privacy, with pretty courtyard, pond with the perfect place to sit, relax and take in the views. Pathway leads round to the garage/workshop with plenty of additional parking. The gardens have an array of mature trees, specimen shrubs, planted borders as well as an orchard, and vegetable plot. Swimming pool with paved surround and superb summer house and delightful views. Raised deck with hot tub.

SERVICES

Mains water, electric, oil-fired central heating, solar panels. Private drainage. Limited mobile networks area available at this location along with standard broadband (OfCom).

TENURE

Freehold.

LOCAL AUTHORITY

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

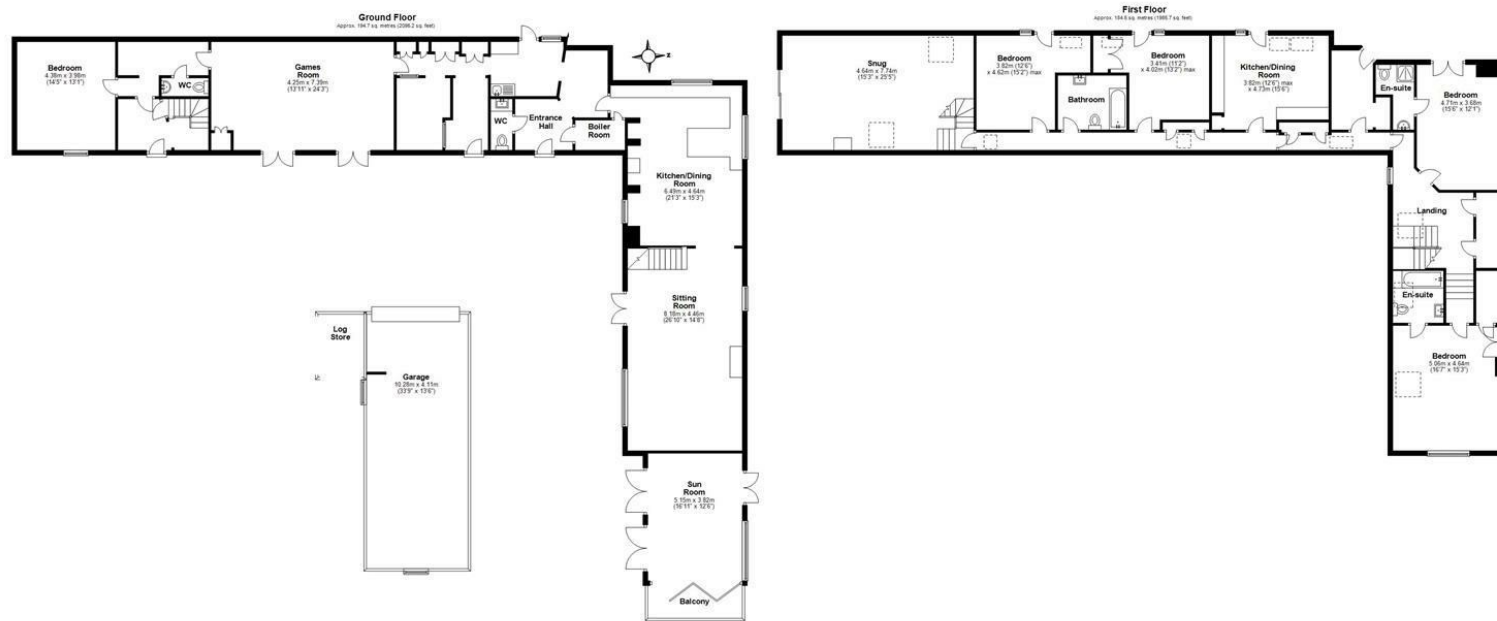
DIRECTIONS

From Kingsbridge follow the A379 to Torcross and take the right hand turning at the parking triangle. Follow this road past the sign for Widewell where the property can be found on the right hand side.

What3words [///eternally.rudder.campus](https://www.what3words.com/eternally.rudder.campus)

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



Total area: approx. 379.2 sq. metres (4081.9 sq. feet)



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			73
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



