



Fern Hill



Fern Hill

Ford, Kingsbridge, TQ7 2LN

South Pool: Walking 1 Mile. Kingsbridge 5 Miles. Beesands Beach 3 Miles.

Situated in a picturesque location within the hamlet of Ford, close to South Pool. A characterful stone barn with 3/4 bedrooms (master with en-suite) set within a rural hamlet on a plot of just over an acre with enchanting gardens, a lake and woodland.

- Characterful Stone Detached Barn
- 3/4 Bedrooms
- Farmhouse Kitchen Diner
- Ample Parking And Space For a Garage
- Grounds Of 1.3 Acres
- Delightful First Floor Sitting Room With Balcony
- Tranquil Gardens, Lake And Woodland
- Easy Reach Of South Pool And Beaches

Offers In Excess Of £750,000

SITUATION

Ford is a peaceful, picturesque hamlet set within beautiful rolling South Hams countryside, with lovely walks all around. The nearest village is South Pool, approximately a 15 minute walk away, recently voted the number one prettiest village in the UK (CM Traveller). With its award-winning Millbrook Inn, a 14th century church and a thriving local community, South Pool is without doubt one of the most attractive and unspoilt villages in the South Hams. Nestled in the folds of rolling South Hams farmland, it lies at the head of a long creek off the Salcombe estuary which itself provides access to the water (tides permitting) and offers extensive walking and bird watching opportunities.

The wonderful sandy beaches of Millbay and East Portlemouth are within ten minutes driving distance where a regular ferry service can take you across the water to Salcombe. This is Devon's southernmost town with a beautiful harbour, estuary and excellent range of fine shops, restaurants and inns etc. The area around South Pool, classified as an Area of Outstanding Natural Beauty or AONB, offers wonderful country and cliff top walks, whilst Kingsbridge, only five miles away, offers a varied range of shops, services and facilities.

DESCRIPTION

Fern Hill is located off of a country lane and is set around a gravelled courtyard. This detached stone barn enjoys a tranquil plot of just over an acre and has spacious and flexible accommodation, enchanting gardens, lake, woodland and parking.



ACCOMMODATION

Glazed front door leads into the spacious hallway with quarry tiled floors, stairs to first floor and access to:

A substantial kitchen dining room, with quarry tiled floors, part exposed roof timbers, great ceiling height, exposed stone pillars and overlooks the rear gardens. Fitted with a range of base units with inset sink, Rangemaster cooker, space for dishwasher, wood burning stove. Utility room with wall and base units, sink, space and plumbing for a washing machine, and space for a fridge freezer. Rear porch conservatory, with direct access to the garden. Study/Bedroom 4 is a beautiful dual aspect room enjoying delightful views over the garden. There are two double bedrooms, both with lovely deep window sills. Shower room with a large corner shower, wash hand basin and WC, built in wall units.

Stairs lead up to the first floor and open to a fabulous, dual aspect, vaulted height lounge with exposed scissor beams, door leading out to a balcony, mezzanine gallery. The balcony is a stunning place to sit and relax overlooking the gardens and surrounding countryside. The master bedroom is a wonderfully light, dual aspect room with vaulted ceiling and exposed scissor beams, velux and benefits from an en-suite bathroom complete with a bath, wash hand basin and WC, built in airing cupboard with hot water cylinder.

OUTSIDE

The property sits within a plot of just over an acre. To the front of the property is a shared courtyard which provides parking for two cars, stone steps lead up to the entrance and a side gate providing access to the rear garden.

The rear garden is a true hidden gem and a wildlife haven that is superbly private. There are more formal planted areas, along with mown paths through the 'wilded' garden with access to the lake at the bottom, which is shared with the property behind. To the side there is a woodland area, again with paths through. Greenhouse and shed.

Approximately 50 yards down the lane is a shared driveway which leads to an additional parking area for Fern Hill, this area has the scope for a garage subject to PP.

SERVICES

Mains electricity, with electric heating and wood burning stove, solar panels. Mains water which is metered and shared between the four properties. Septic tanks which is also shared between the four properties (emptied in March 2024).

Limited mobile networks area available at this location along with Ultrafast broadband (OfCom).

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

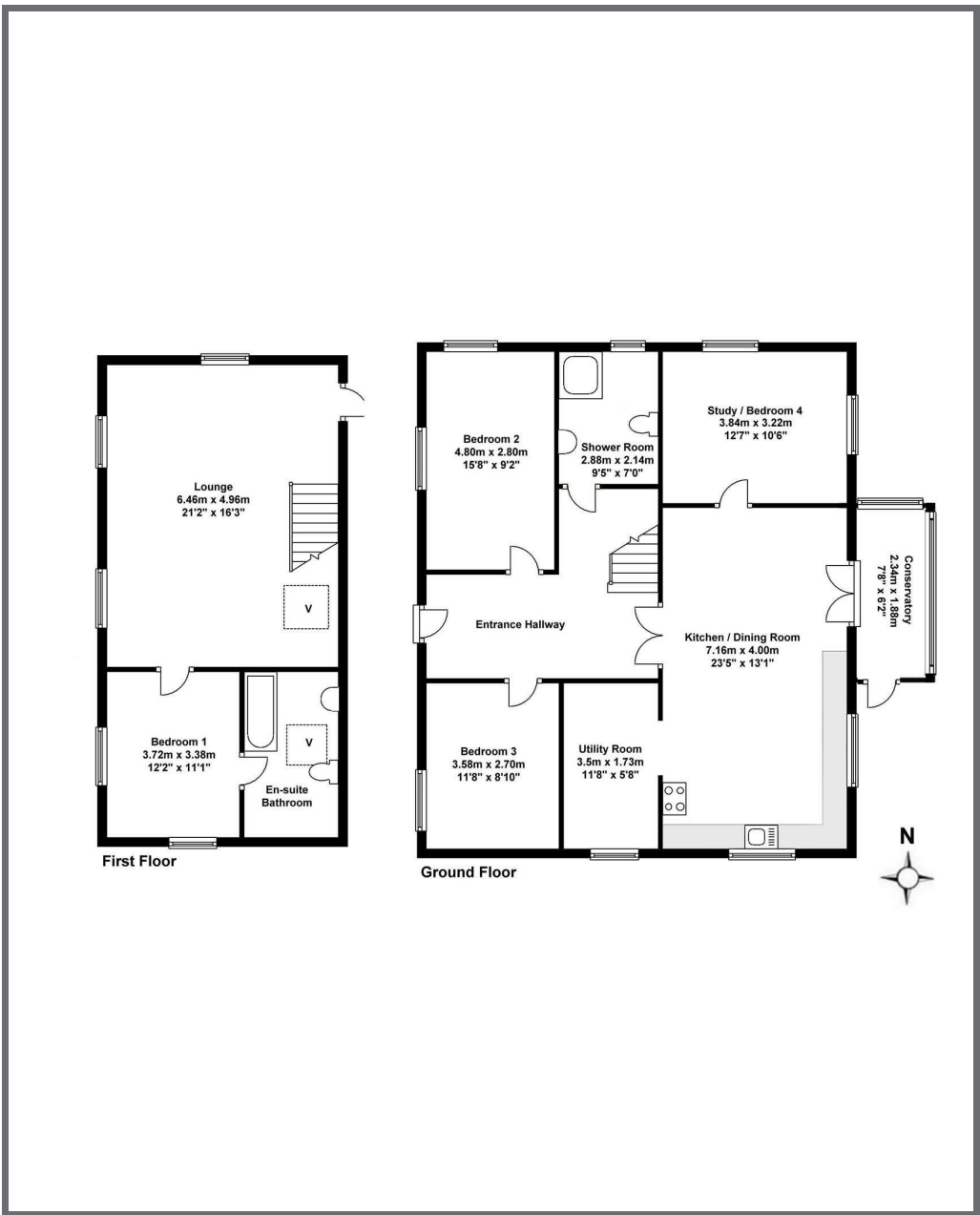
From Kingsbridge take the A379 Dartmouth coastal road. Pass through the villages of West Charleton and East Charleton and, on reaching Frogmore, turn right over the bridge, signed South Pool. Follow this road taking the next left hand turn signed Ford. Follow this lane down into Ford. On reaching the hamlet turn right passing the telephone box and Hare Spring Cottage Plants on the left, proceed up the hill and turn left into the drive where Fern Hill will be at the rear of the courtyard.

VIEWING ARRANGEMENTS

Strictly by appointment only with our Stags 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 | | 76 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (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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