



Old Cotmore Barn







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Stokenham, Kingsbridge, , TQ7 2LR

Beesands 1.5 miles. Kingsbridge 6 miles. Totnes Train Station 15 miles.

Nestled in a beautiful countryside location just on the outskirts of the charming and much desired village of Stokenham and a mile from the coast lies the substantial Old Cotmore Barn. This detached house boasts a unique blend of traditional charm and modern convenience, making it a dream home for those seeking a tranquil countryside retreat.

The property has highly spacious and flexible accommodation that includes a self-contained one-bedroom annexe which equally can be incorporated within the main dwelling so whether you are searching for a property with the added benefit of a holiday let income, or space for family/friends or dependant relatives this has it all. In total there three inviting reception rooms, offering ample space for entertaining guests or simply unwinding after a long day, five bedrooms and five bathrooms. This property provides the perfect balance of privacy and togetherness for families of all sizes.

- Character Detached Rural Property
- Well-Proportioned, Flexible Accommodation
- Three Reception Rooms
- Generous Plot, Ample Parking, Double Garage And Car-Port
- Freehold
- Self-Contained 1-Bed Annexe
- Abundance Of Charming Features
- Five Bedrooms, Four Bathrooms, plus two cloak rooms
- Rural Views, Just A Mile From The Sea
- Council Tax Band: E

Guide Price £1,250,000

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SITUATION

Old Cotmore Barn sits within a the glorious South Hams countryside yet within a mile from the beautiful mile long single beach of Beesands with its historic inn, and a Café/Takeaway featuring locally caught fish. Also within easy reach are the beautiful westerly sandy beaches of East Portlemouth on the Salcombe Estuary, the secret coves of the East Prawle peninsular, the easterly beaches at Torcross and Slapton. A little further away are the award winning beaches at Bantham, Blackpool Sands for example.

The property on the outskirts of the village of Stokenham with its own well-respected primary school, two village pubs, farm shop with café and micro brewery/bar. Other villages that are also close by are: Chillington which has more facilities than many similar villages in the area which include an Inn, post office/general stores and centrally located health centre.

South Pool with its award-winning Millbrook Inn and a 14th century church and is without doubt one of the most attractive and unspoilt villages in the South Hams lying at the head of a long creek off the Salcombe estuary.

Kingsbridge is 5 miles away and offers an excellent range of shops and supermarkets, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital.

From the property there are extensive walks and nearby boating opportunities in the Salcombe estuary and Dart. Slapton Ley Nature Reserve is close by and offers excellent bird watching.

Places to visit include the historic town of Dartmouth, naval ocean city of Plymouth and Roman Exeter.

DESCRIPTION

A fine country home, offering highly spacious light and airy accommodation including a self-contained one bedroom anexe set within a peaceful, rural location enjoying beautiful countryside views that is set within a generous plot with double garage, car-port, lots of parking and delightful gardens.

ACCOMMODATION

Set in a glorious rural part of The South Hams this fabulous detached property has much to offer. The accommodation is highly spacious, incredibly flexible and comprises:

From the paved terrace there is access into the entrance hall, with tiled floor, beautiful staircase leading up to the first floor and access into; Bedroom 4/study, a pretty room overlooking the front courtyard, with part exposed stone and beams. Bedroom 3 is a lovely double bedroom overlooking the front aspect, window seat, with part exposed stone and beam, dressing room and benefiting from an en-suite shower room complete with bath, shower, WC, wash hand basin and heated towel rail. From the inner hall there is a connecting door into Daisy the self contained anexe.

On the first floor the galleried landing is a charming asset with vaulted ceiling height, scissor beams and a feature stain-glass arched window, feature wall and window overlooking the rear garden. The dining room is a beautiful room with vaulted ceiling and exposed scissor beam and roof trusses, dual aspect windows, feature stained glass arched windows. A couple of steps down to the Sitting Room which is superbly proportioned room that is dual aspect, French doors leading out to the garden. Fireplace with granite hearth with wood burning stove. The kitchen breakfast room with snug area is a wonderfully spacious dual aspect room, with doors leading out to the garden, a large patio for entertaining. Fitted with a range of wall and base units with granite worksurfaces, island unit, integral dishwasher. Utility room with useful additional units, space and plumbing for a washing machine. Cloakroom with storage cupboards.

On the second floor access onto the Minstrels Gallery, overlooking the dining room. Master Bedroom with Velux windows to the front and rear enjoying glorious rural views, built in wardrobe. Ensuite shower room. Bedroom 2 is a charming double bedroom with vaulted ceiling height and Velux windows, dressing room and en-suite shower room.

Daisy Cottage is a self-contained annexe with separate entrance, ideal for multi-generational living, family and friends to stay or to let independently. There is a large open-plan living/dining/kitchen with exposed beams, feature fireplace. The kitchen area has wall and base units. Sun Room. Double Bedroom.





OUTSIDE

The driveway leads to a large double car-port with ample parking and enough height for a boat or motorhome with access into the double garage. The driveway continues around the side of the property to an additional large parking area with enough space for around 10 cars if required.

The gardens are fabulously private, backing onto farmland, they are a generous size, mainly laid to lawn with a range of planted borders. There are a range of seating areas to make the most of the sunshine, and enjoy alfresco dining. Garden store.

SERVICES

Mains water, electric. Private drainage. Oil-fired central heating.

Most major mobile networks are likely at this location along with standard broadband coverage. (Ofcom)

TENURE

Freehold.

LOCAL AUTHORITY

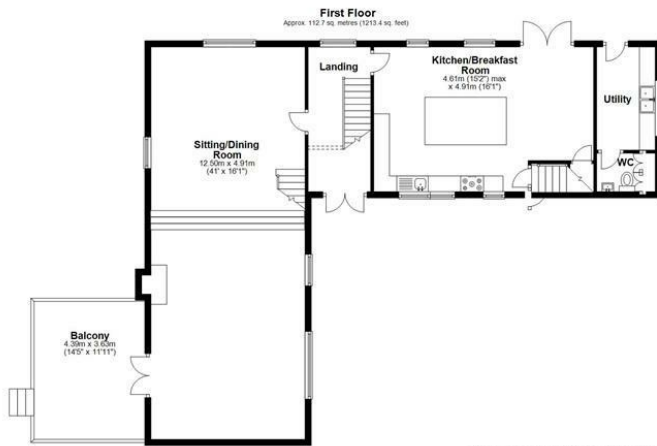
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

VIEWING ARRANGEMENTS

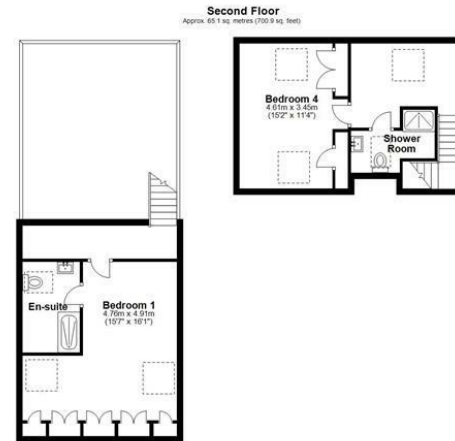
Strictly by appointment please through our Kingsbridge branch.

DIRECTIONS

From Kingsbridge, take the A379 through the villages of West and East Charleton, Frogmore, Chillington and continue to Stokenham. At the mini roundabout turn right and follow this up the hill and around the right hand bend signposted Hallsands. Follow this road for approximately half a mile and the turning to the drive will be on the right signed Old Cotmore Farm, Old Cotmore Barn and Daisy will be found on the end of the driveway.



Total area: approx. 311.5 sq. metres (3352.5 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		
(55-68) D		65
(39-54) E		
(21-38) F	18	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



