



2 Higher Hendham Barns,



2 Higher Hendham

Woodleigh, Kingsbridge, TQ7 4DP

Kingsbridge 6 miles. Totnes 9 miles. Dartmouth 11 miles.

A superbly converted barn, set in an idyllic rural location yet within easy reach of the local towns, with two bedrooms, parking, workshop/studio and gardens.

- Superbly Converted Barn
- Two Double Bedrooms
- Beautifully Appointed Shower Room
- Pretty Garden
- Freehold
- Idyllic Location
- Open-Plan Living/Dining/Kitchen
- Parking
- Workshop/Studio
- Council Tax Band: C

Offers In Excess Of £325,000

SITUATION

Higher Hendham is situated on the outskirts of the peaceful rural, countryside village of Woodleigh surrounded by the rolling hills of the South Hams and enjoying a large number of walks straight from the front door including easy access to Century Wood and Watkins Wood (founder of the Woodland Trust) in addition to the beautiful Primrose Way through the Avon Valley Woods.

The market town of Kingsbridge is some 6 miles to the South and provides an extensive range of shops, services including a leisure centre and library. It is also within the catchment area for the Kingsbridge community college and a bus stops outside the property for picking up of children. The sailing meccas of Salcombe & Dartmouth are within easy reach as are the estuaries and beaches for which the South Hams are famous. Although deep in the heart of the South Hams, communications are good with the A38 dual-carriageway within 8 miles providing fast access to Plymouth and the M5 at Exeter. An inter-city rail service is available from Totnes, some 8 miles away and both Exeter and Plymouth are within easy reach and offer a wider range of leisure, commercial, retail and business opportunities.



DESCRIPTION

2 Higher Hendham Barns is a charming barn conversion, that has been renovated to a very high standard throughout and is set in an idyllic rural location yet within easy reach of Kingsbridge, Dartmouth and Totnes. The barn is currently a main home but it could also be a perfect 'lock-up and leave' holiday or second home and benefits from parking and pretty gardens along with a workshop/studio.

ACCOMMODATION

From the parking area there is a gate leading into the garden. The front door opens into a beautiful open-plan space, with lots of positive natural light, vaulted ceiling height and exposed A frame beams. This delightful, dual aspect room has been superbly finished and is well zoned, with a fitted kitchen comprising a comprehensive range of units with a integrated double oven, ceramic hob with extractor over, undercounter fridge and freezer along with a freestanding dishwasher. Dining space with central stairs dividing the living area, with pretty exposed feature stonework, door to the garden. On the lower ground floor the master bedrooms is a generous double and has the advantage of built in Hammonds wardrobes. Bedroom two is again a double and overlooks the courtyard. The family shower room is well finished and comprises a large walk-in shower, vanity sink and WC, heated towel rail.

OUTSIDE

There is a gravelled parking area to the front for two cars. The gardens at the front are really attractive and planted with an array of shrubs and herbaceous plants, lawn, patio and deck covered with a pergola. Oil tank. To the rear there is a large workshop/studio which would equally be a great work from home office complete with power and light, patio area and gate to the lane with access for bins. Space for a shed. (To note there is a shared access to the rear of the property for the neighbour, although rarely used)

SERVICES

Mains water, electric, communal waster water treatment plant, oil-fired central heating. An external oil boiler was fitted in 2018. Higher Hendham Barns have a maintenance company set up for the maintenance of any communal areas, driveway and for the waste water treatment for which there is a charge of £380 per annum, which also includes the up keep of the driveways, and any insurances required. Standard broadband is available at this location along with all major mobile network providers (OfCom).

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

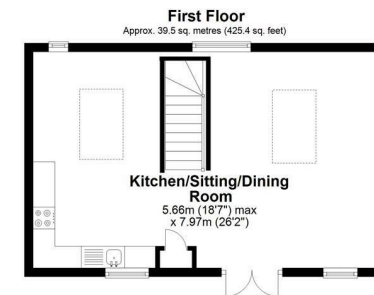
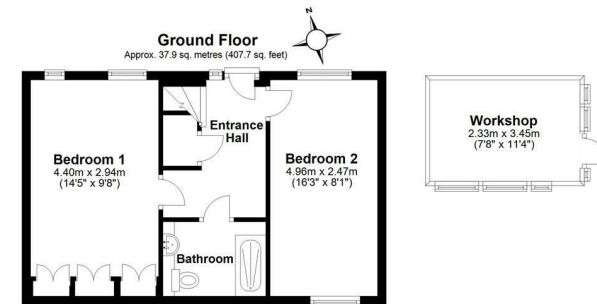
From our Kingsbridge office follow the B3194 towards Loddiswell, on the bend after valley view cafe turn right towards Woodleigh and Preston follow this road through the village and shortly after pass the turning to Wotton Farm, take the right hand fork towards Higher Hendham House., where the barn will be on the left.

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.



Total area: approx. 77.4 sq. metres (833.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 The Promenade, Kingsbridge,
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London