



Threshers



STAGS

Threshers

5a Coleridge Barns, Chillington, Devon, TQ7 2HR
Beach 2 Miles. Kingsbridge 4 Miles. Salcombe 10 Miles.

A well-presented barn conversion set over three floors with four bedrooms, parking, garage with additional storage, private garden and communal grounds.

- Beautiful Converted Barn
- Spacious Accommodation Over Three Floors
- Four Bedrooms
- Parking And Garage
- Freehold
- Close To A Popular Village With Amenities
- Open-Plan Living, Dining, Kitchen
- Utility Room
- Private Garden And 2 Acres Of Communal Garden
- Council Tax Band E

Offers In The Region Of

~~£450,000~~

The village of Chillington - a 15-minute or so walk down Coleridge Lane is a thriving village offering an abundance of community events and local amenities including a Post Office and general store as well as a centrally located health centre, hairdresser, dog groomers and a fabulous village pub The Bear and Blacksmith. Chillington is on the bus route towards Kingsbridge, Dartmouth and beyond. Within a 30 minutes walk is the village of Stokeham where you will find the Tradesmans Arms and the Church House Inn, both of which serve good food. Stokeham also has a primary school which has a very good reputation, along with a church and a farm shop, cafe and The Tap House at Stokeley.

Kingsbridge is situated four miles to the west, at the head of the Salcombe estuary and offers an excellent range of independent shops, supermarkets and local facilities including a health centre/cottage hospital as well as a secondary school, and sports centre.

DESCRIPTION

Set within glorious grounds of around two acres Coleridge Barns is a small and select development of 14 quality barn conversions originally built in the late 1800s but converted to dwellings circa 2000, all individually designed and of varying sizes, Threshers is one of the larger barns offering flexible accommodation arranged over three floors including four bedrooms and must be viewed internally to be fully appreciated.



ACCOMMODATION

The property is approached at ground floor level, door leads into a spacious entrance hall, staircase to first floor with a storage cupboard under. The entrance hall is part-galleried to full-height over the stairwell creating a light and airy reception to the property.

Access into the master bedroom, a good sized double bedroom with fabulous high ceilings, double built-in full height wardrobes. Door to the en-suite bathroom, comprising panelled bath with over bath shower unit, wash hand basin, bidet, WC, heated towel rail and a large airing cupboard.

The utility room is fitted with a good range of modern units including single bowl, single drainer sink unit with adjoining work surface and cupboards under, space and plumbing for a washing machine. Cloakroom/WC.

Stairs lead up to the first floor and open to a mid-landing with study space and doors leading out to the beautiful West facing balcony enjoying views over the courtyard and grounds. The open-plan living space is a fabulous room that has French doors to the garden. The kitchen area is well fitted with a great range of contemporary wall and base units with marble effect worksurfaces, inset chopping board, integrated appliances include a Neff hide and slide oven, Lamona warming draw, hob with extractor over, dishwasher, space for fridge freezer, Worcester LPG boiler. Delightful dining area. and sitting area.

Stairs lead up to the second floor, which benefits from vaulted ceiling height, providing a great sense of space with excellent natural light, there are three bedrooms (two benefit from built-in wardrobes and cupboards). The family bathroom complete with bath, walk-in corner shower, pedestal wash hand basin and WC, heated towel rail. Walk-in cupboard accessed from the landing.

OUTSIDE

The property benefit from a garage complete with light and power with a mezzanine storage level. Allocated resident parking along with ample visitors spaces.

Extending to nearly 2 acres the communal park-like gardens are professionally maintained and mostly laid to lawn with some mature shrubs and trees and a delightful place to enjoy the outdoors, picnic or for children to play.

Threshers also benefits from its own private paved garden with stone raised beds for ease of maintenance, ample space for alfresco dining, as well as having a fabulous West Facing balcony.

SERVICES

Mains electricity, mains water and communal treatment Klargester Bio Disk Sewage System (replaced in 2022) communal Calor gas bulk tank individually metered at the property. Standard broadband is available at this location along with all major mobile network providers (OfCom).

TENURE

Freehold.
Management fee of approximately £1320 per annum to cover maintenance of all communal areas, driveways, lawns and gardens along with the private drainage.

LOCAL AUTHORITY

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

DIRECTIONS

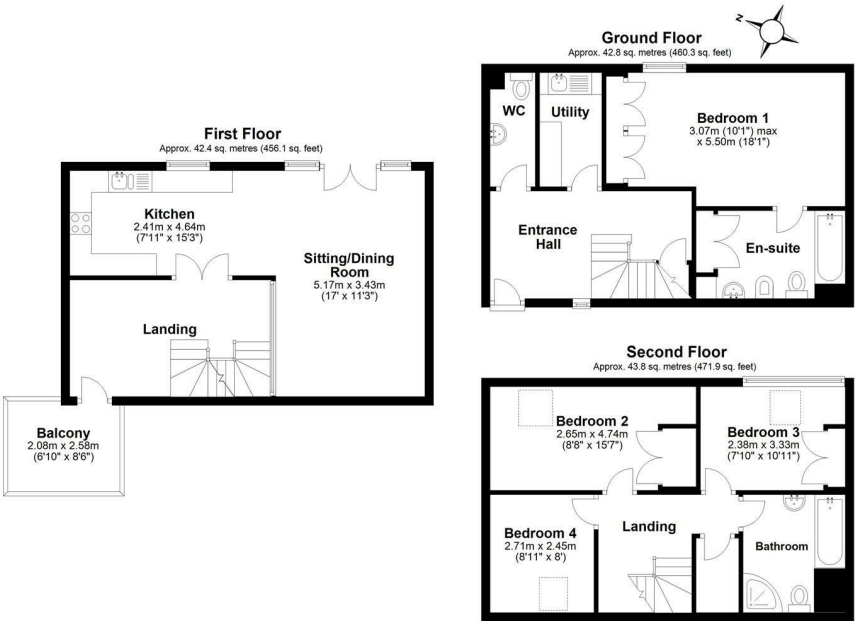
From Kingsbridge take the A379 towards Torcross. On reaching Stokenham, at the Carehouse Cross roundabout turn left. Go past the Primary School then as the road forks, bear left up the hill and left again at the top. After approximately 1 mile you the driveway will be on the left-hand side, take the second one signed Coleridge Barns. Drive down the lane over the cattle grid, turn right and drive down to the gravelled parking area.

VIEWING ARRANGEMENTS

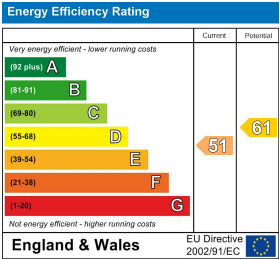
Strictly by appointment please through our Kingsbridge branch.



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. 129.0 sq. metres (1388.4 sq. feet)



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