



The Stable



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10 Combe Farm Barns, Aveton Gifford, TQ7 4NH

Modbury 2 miles. Kingsbridge 6 miles. Plymouth 15 miles.

A fine, attached barn conversion, that is superbly presented and finished throughout with lots of character, highly spacious and flexible accommodation including a stunning sitting room, kitchen and dining room, 3/4 bedrooms, study/music room. Pretty gardens and parking.

- Characterful Barn Conversion In Fabulous Rural Location
- Ideal Family Home
- Spacious, Flexible Accommodation
- Impressive Sitting Room
- Kitchen, Dining Room
- 3/4 Bedrooms Plus Study
- Pretty Private And Communal Gardens
- Allocated Parking
- Freehold
- Council Tax Band: E

Offers Over £525,000

SITUATION

This delightful restored property is in a small hamlet in the heart of the South Hams countryside on the edge of the highly popular village of Aveton Gifford. The barns are surrounded by unspoilt rolling countryside and close to wonderful sandy beaches on the South Devon coast including Bantham and Bigbury.

The property is within easy reach of the village of Modbury - the name deriving from the Anglo Saxon for "meeting place" - is a picturesque town in the heart of an Area of Outstanding Beauty. It has a highly-rated primary school and caters well for most everyday requirements, with a great range of independent shops, cafes, galleries along with two pubs, a church, health centre, sports clubs and a gym. For more comprehensive shopping needs, Kingsbridge is some 6 miles to the South and offers an excellent and varied range of shops, services and facilities whilst Plymouth, with its rail and air links is approximately 12 miles to the West. Modbury is on a main bus route and is also only some 5.5 miles from the A38. Nearby there are fine cliff-top and coastal walks and numerous beaches and coves.

Bigbury on Sea is within easy reach, a beautiful coastal village with stunning sandy beach in an Area of Outstanding Natural Beauty (AONB). It is a popular family beach with shallow water for paddling and rock pools for exploring, but it also great for surfing and kite surfing too. There is a lots of parking, a beach shop and a cafe along with the causeway linking to the iconic Burgh Island with its famous hotel and the historic Pilchard Inn.

The town of Kingsbridge is only 6 miles away and offers an excellent range of independent shops, supermarkets and facilities which include a Sports Centre, swimming pool, cinema, primary and secondary schools, health centre, dentists and cottage hospital.

There are at least two excellent golf courses - Bigbury is within easy reach and Thurlestone. There are also numerous beaches and coves close by, with sailing available at Salcombe and Newton Ferrers.



DESCRIPTION

The Stable is a fine attached converted barn, that has been superbly presented and finished with a plethora of character including 3/4 bedrooms and a stunning sitting room. This deceptively spacious property has flexible accommodation and must be viewed internally to be fully appreciated. The Stable is one of 11 charming barns set around a central courtyard, each is completely individual in size, design and character along with a great sense of community. Set in an idyllic rural location that is surrounded by unspoilt South Hams countryside, with many beautiful walks yet still within easy reach of the popular village of Aveton Gifford, as well as Modbury, Kingsbridge and of course the many beautiful beaches including Bigbury.

ACCOMMODATION

Access on entry into the kitchen dining room, fitted with a comprehensive range of wall and base units, integrated oven, hob with extractor over, dishwasher, granite effect worksurfaces. Cupboard housing oil-fired boiler. Utility room with space and plumbing for a washing machine, tumble dryer as well as additional storage and fridge freezer space. Bedroom 4/Dining Room, overlooking the courtyard, with built-in cupboards. Shower room, with WC and wash hand basin.

From the kitchen, stairs lead up to a delightful room, currently used as a study/music room but could also provide additional space for guests or as a playroom. Bedroom 3 is a lovely double room with part exposed stone, access to the loft. Stairs lead to a fantastic, generous lounge that overlooks the garden, with vaulted ceiling height, painted exposed beams and part A-frames, feature fireplace housing LPG wood effect stove.

From the kitchen a separate staircase leads up to an open hallway with access to the garden, with useful walk-in cupboard. Master bedroom with walk-in wardrobe and a super en-suite bathroom complete with corner bath, shower, WC and wash hand basin. Bedroom 2 is again a good-sized double room with an en-suite shower room.

OUTSIDE

The Stable has a beautiful garden to the rear, with a fabulous paved area which is ideal for alfresco dining. There are planted borders, a lawn area, along with gravelled areas, a pond and a useful shed. To the rear of the garden is a gravelled space which could be ideal as an extra parking area or boat store. In addition, within the communal car-parking area, The Stable has an allocated space and there are additional spaces for visitors. To the front there is a superbly managed central communal courtyard.

SERVICES

Mains electricity. Private water supply and shared private drainage. Oil-fired central heating. Communal grounds, maintenance along with drainage and water are covered by a service charge of approximately £85 per month. Standard broadband is available at this location. Mobile coverage from providers including O2 and Vodafone are likely. (OffCom)

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

From Kingsbridge take the A379 towards Plymouth, proceed straight over the roundabout at Aveton Gifford and after about half a mile turn left towards Ashford. Pass through Ashford and after a mile or so take the 4th turning on the left (signposted 'Combe'). Continue down the lane to the bottom of the valley taking the second right turn marked 'Combe Farm Barns'. A little way along this private road is the entrance to the parking area.

From Modbury take the A379 road that links Kingsbridge and Modbury, and turn off at Harraton Cross onto the B3392 towards Bigbury. Then take the first left (signposted Ashford) and then the second right (signposted Combe). Continue down the lane to the bottom of the valley taking the second right turn marked 'Combe Farm Barns'. A little way along this private road is the entrance to the parking area.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



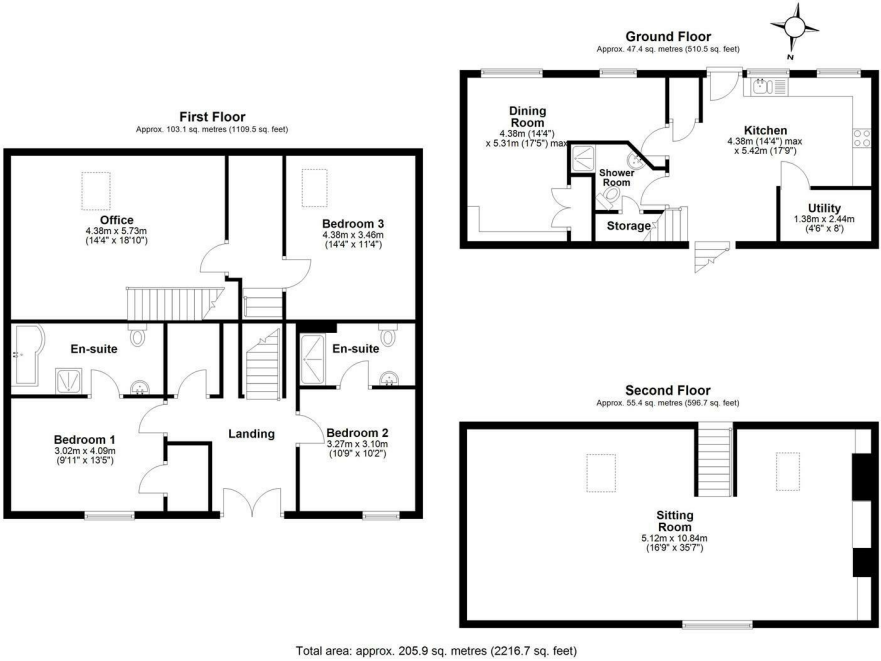
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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



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