



22 The Barns





# 22 The Barns

At The Beach, Torcross, Kingsbridge, TQ7 2EA  
Kingsbridge 7 miles. Dartmouth 8 miles. Totnes 15 miles.

A superbly renovated barn conversion just moments from the beach at Torcross, yet set away from the crowds. Contemporary finish with open-plan living, two double bedrooms (master with en-suite and dressing room). Garage parking. Currently a successful holiday let - viewing is highly recommended.

- Contemporary Barn Conversion
- Yards From The Beach At Torcross
- Superbly Presented
- Two Double Bedrooms, Master With En-Suite & Dressing Room
- Open-Plan Living
- Successful Holiday Let
- Garage Parking
- No Onward Chain
- Freehold
- Council Tax - Business Rated

Guide Price £295,000

## SITUATION

Torcross is a pretty coastal village, nestling between the southern end of Slapton Sands and the fresh water lake of Slapton Ley National Nature Reserve. Situated on the South West Coastal Path in an Area of Outstanding Natural Beauty, with much of the surrounding coastline being owned by the National Trust. The village has a well-known pub and a bar/restaurant and is within walking distance of a farm shop with a butchery, deli, plant centre, brewery and cafe restaurant. The village is almost equi-distant between Kingsbridge and Dartmouth, each of which has their own extensive and delightful range of services and amenities including Kingsbridge Community College,

## DESCRIPTION

A deceptively spacious and beautifully presented barn conversion set in a wonderful location near to the popular Torcross beach and Slapton Lay. The barn has been recently renovated and retains lovely features including beams and exposed stone.





## ACCOMMODATION

Entering into the inviting hallway, there is access into the integrated garage to the side with a useful utility room beyond. The spacious master bedroom is on the ground floor, with a walk-in wardrobe and further storage cupboard (currently used as an owners lockable store). There is a superbly finished en-suite shower room complete with WC, wash hand basin and large walk-in shower.

On reaching the first floor one is met with a wonderful open-plan living/dining/kitchen space, with vaulted full height ceiling showing the exposed beams. The kitchen is fitted with a great range of modern wall and base units with integrated appliances including fridge freezer, dishwasher, microwave, oven and hob with extractor over. There is also a further double bedroom and a family bathroom fitted with a contemporary suite including bath, WC and wash hand basin with shower over.

The property benefits from an integrated garage with electric roller door.

## SERVICES

Mains water, drainage, electric. LPG central heating. Super fast broadband is available at this location. Full mobile coverage via Three, EE, Vodafone and O2 are available at the property (OfCom)

## TENURE

Freehold. Annual charge of approximately £250 towards the upkeep of the parking/access area. Holiday letting or second home use only.

## LOCAL AUTHORITY

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

## VIEWING ARRANGEMENTS

Strictly by appointment only with our Stags Kingsbridge Office. Viewings available during any void periods or on a Saturday during the change-over.

## DIRECTIONS

Entering the village from the Kingsbridge direction, continue to the centre. At triangle of parking, next to the Ley and The Billy Can Cafe turn right between the cottages and the apartments At The Beach. Barrired private entrance can be found on the right hand side providing access to the garage.



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.

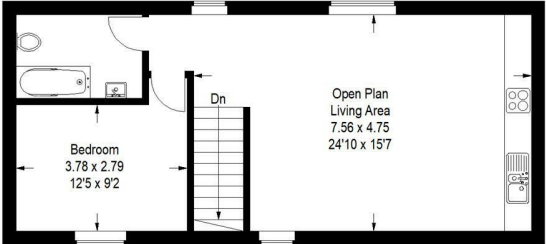


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>70</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>46</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

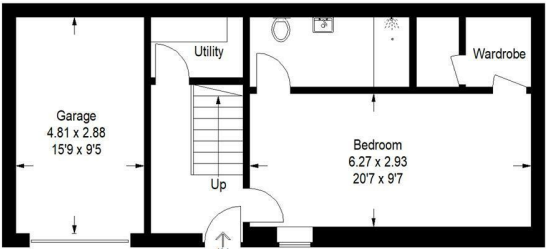
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Approximate Gross Internal Area = 94.7 sq m / 1019 sq ft  
Garage = 13.7 sq m / 147 sq ft  
Total = 108.4 sq m / 1166 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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