



Corn Mill Barn,





# Corn Mill Barn,

South Allington, Kingsbridge, Devon TQ7 2NB

Kingsbridge 6 miles. Hallsands Beach 2 miles. Totnes 17 miles.

Set in an idyllic rural location yet close beaches is this fabulous opportunity that consist of a beautifully converted 3 bedroom stone barn, two attached barns with PP, partly converted one with two bedrooms and the other with three, an open bay garage/with store, pretty gardens.

- Superb Opportunity
- Two Partly Converted Barns Attached
- Open Garage and Plenty Of Parking
- Walking Distance To The Beach
- Freehold
- Beautifully Converted, Spacious Barn
- Idyllic Rural Location With Pretty Views
- Pretty Gardens
- Income Potential
- Council Tax Band A

## Guide Price £750,000

### SITUATION

South Allington is a little hamlet near rugged coastline, with magnificent cliffs and delightful coves, lending themselves to coast path walks, which are quite breath-taking. This area is quiet, unspoilt and boasts an abundance of wildlife and birds, including the rare cirl buntings which farmers and naturalists in the area are working hard to protect.

The area around South Allington is said to resemble the shape of a pig, hence The Pig's Nose Inn and Piglet Stores in the village of East Prawle. For walkers, this is idyllic rambling country, which can always begin or end at the popular Millbrook Inn, South Pool, situated just off the main Kingsbridge to Dartmouth coast road.

There are several excellent (and dog-friendly) beaches in the vicinity, including the very remote and beautiful beach at Lannacombe, just a 5-minute drive away, and Beesands, Hallsands, Mill Bay and East Portlemouth - from where you can hop across on a passenger ferry to Salcombe.

Kingsbridge is 6.5 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.





## DESCRIPTION

Corn Mill Barn is a superb home in an idyllic location within South Allington close to Lannacombe Beach. The accommodation is set over three stories, beautifully light, with lots of character and finished with fine attention to detail. There is the added potential of two partly converted barns attached.

## ACCOMMODATION

The open-plan kitchen diner is a superb space with vaulted height ceiling and exposed A frames, wood floor, fitted with a range of units/island with space for appliances. Steps lead down to the sitting room, a large and wonderfully light room with exposed stone wall, wood burning stove, exposed timbers and French doors leading out to a courtyard. There are two double bedrooms and a family bathroom on this level. Stairs down to the lower ground floor where there is a further generous double bedroom and shower room. There is also access to the garden from this level.

Attached, but with separate access are two further stone barns. These have been partly converted, with electric and drainage connected. These provide a fabulous opportunity to create additional living, accommodation for extended family/guests or to create a holiday letting business. These barns have separate vehicular access.

## OUTSIDE

The driveways leads to the double open fronted barn with workshop attached, there is ample parking in front. A pathway leads through the lawns to a super paved terrace which is a fabulous private space to sit and relax or perfect for outside dining as its leads directly to the kitchen. Vegetable patch. Paved courtyard.

## SERVICES

Mains electric, water, private drainage, oil fired central heating.

## TENURE

Freehold.

## LOCAL AUTHORITY

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

## DIRECTIONS

From Kingsbridge follow the A379 towards Torcross passing through the villages of West Charleton and East Charleton. When reaching Frogmore take the right hand turning across the bridge towards South Pool. Continue along this road until you reach the left hand turning signposted Ford, take this turning and follow the road turning right at Ford towards East Prawle. Go straight across at the crossroads and ignore the first turning left signposted 'South Allington' and take the next turning on the left. Follow this lane dropping down the hill, take the next right turning and Cornmill Barn can be found on the bend on the right hand side.

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.


## AGENTS NOTES

There is a paddock of around 13 acres close by that may be available to rent. The other three other adjoining barns which each pay around £500 per annum towards the septic tank maintenance.



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.

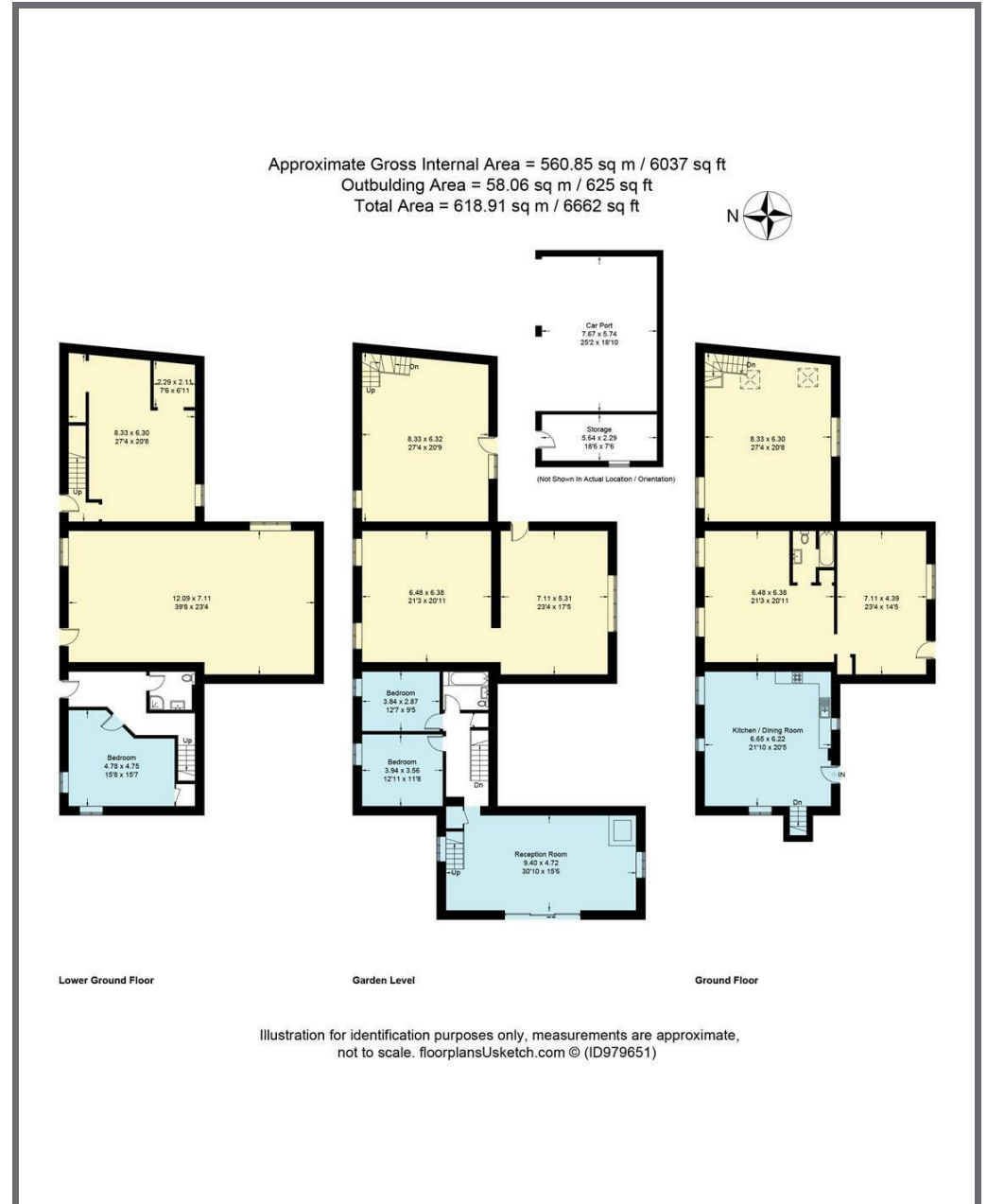


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>71</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<b>36</b>		
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 The Promenade, Kingsbridge,  
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London