



The Old Hayloft



STAGS

The Old Hayloft

Chillington, Kingsbridge, TQ7 2JG

Slapton Sands 2.5 Miles, Kingsbridge 4 Miles, Salcombe 10 Miles.

A charming three-bedroom barn conversion with an abundance of character features in superb condition with no onward chain

- Well flowing accommodation
- Retains characterful features
- Superb light-filled sitting room with full-height glazing and wood-burning stove
- Attractive kitchen with stable door to the garden
- 3 bedrooms and a family bathroom
- Beautifully maintained rear terraced garden with storeroom and potential
- Large gravelled private parking area
- Convenient location within a small hamlet
- Freehold Sale
- Council Tax Band E

Guide Price £435,000

SITUATION

The property lies in a rural location to the north of Chillington with a village shop, post office and health care centre. The village of Stokenham is just over 1 mile away, where you will find the Traders Arms and the Church House Inn, both of which serve good food. The hugely popular Stokenham primary school 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.

From the property, there is a fantastic walk of about 1 mile which passes the Bear and Blacksmith pub and leads to the village shop. The village of Stokenham is a further 1½ mile walk from the property, and the beaches at Beesands and Torcross are nearby.

DESCRIPTION

The Old Hayloft, as its name suggests, was once the hayloft to the main farmhouse. Converted around 50 years ago, the Victorian barn retains many original features and has been significantly improved and carefully maintained by the vendor's family during their years of ownership. Unusually for a barn conversion, the property benefits from a large private gravelled parking area together with exceptionally well-planned and well-flowing accommodation.



ACCOMMODATION

From the gravelled parking area, the entrance door is centrally positioned at the front of the property and opens into the attractive dining room. This welcoming space features exposed floorboards and ceiling timbers, a large window overlooking the garden, stairs rising to the first floor, and doors leading into the well-fitted kitchen.

The kitchen is fitted with a range of base and eye-level units. The oil-fired boiler is also located here. A stable door provides access to the rear garden.

A pair of doors lead from the dining room into the superb, light-filled sitting room, sympathetically added to the property approximately 25 years ago. This impressive space enjoys full-height glazed windows, substantial roof lights, and an additional set of double doors, allowing natural light to flood the room. A wood-burning stove, set on a slate hearth, creates a warm and inviting focal point.

An attractive pine staircase rises from the dining room to the first-floor landing, giving access to three bedrooms, the airing cupboard, and the family bathroom. The principal double bedroom benefits from the original hayloft door which opens out onto the external stone steps which lead down to the courtyard garden. All bedrooms feature Velux windows, ensuring good natural light throughout.

Bedroom two is a comfortable double, currently arranged as a single, and sits adjacent to the family bathroom, which is fitted with a Mira Sport electric shower over the bath. At the far end of the landing, beyond the airing cupboard is a third bedroom. This double sized room is currently arranged as a twin with two single beds.

GARDENS AND GROUNDS

The rear terraced lawned garden can be accessed either through the stable door from the kitchen or through the archway from the gravelled drive. The garden is exceptionally well maintained, featuring a part-sloping lawn with three slate steps leading up to a further lawned area. A garden fence screens the oil tank and provides access to a useful storeroom at the side of the house, with a concrete floor, open to the eaves, and currently used for storing garden machinery with space for a tumble dryer. This building offers potential for further adaptation if required.

To the front of the property is a large, private gravelled parking area with space for at least five vehicles. This attractive area is bordered by the original stone wall and retains its privacy with a five-bar timber gate. Whilst the main lawned garden is to the rear, the front also provides an appealing seating area within the gravelled section. This space enjoys added privacy from a well-placed fence and is enhanced by low stone wall beds stocked with a variety of plants.

SERVICES

Mains water, oil fired central heating, Drainage to a shared Klargester sewerage system . According to Ofcom, good mobile reception and standard broadband is available at this property.

TENURE

Freehold sale, with part flying freehold (underneath Bedroom 3)
Share of Klargester sewerage system approximately £330/year. Share of access drive maintenance approximately £112/year.

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 the driveway will be on the left-hand side, take the second one signed Coleridge Barns. Drive down the lane over the cattle grid, proceed along the tarmac drive, bearing round the barns to the left, where you will see The Old Hayloft signed.

What3words location to the end of the drive is ///frames.swaps.incurring

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge office.



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.

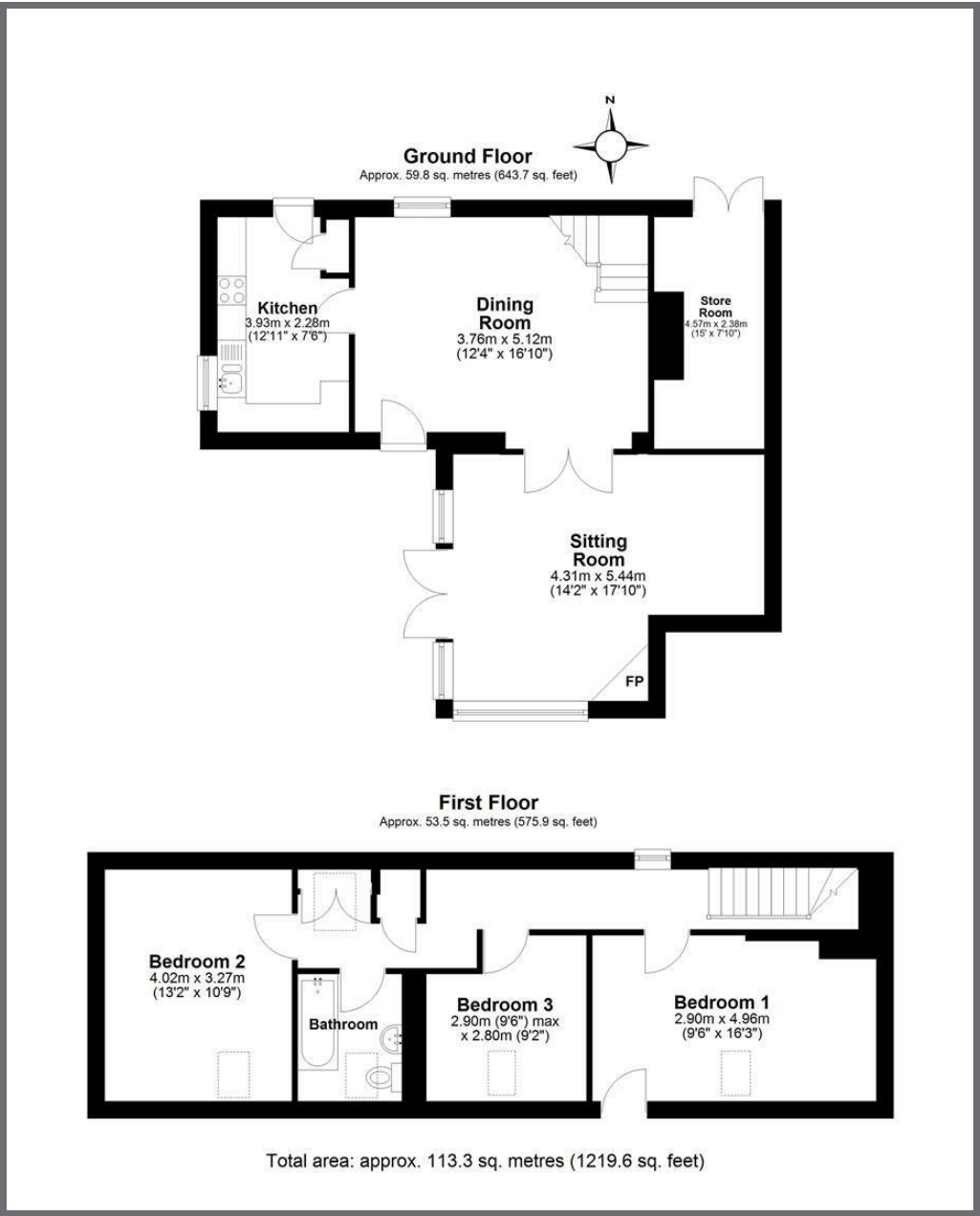


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	51	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 The Promenade, Kingsbridge,
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



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