



LARCOMBE BARN , EAST ALLINGTON , TOTNES , DEVON , TQ9 7QB

Furnished / Partfurnished, £4,200 pcm, Available 24/10/2023



£4,200 pcm Furnished / Partfurnished



5



5



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- Delightful converted barn • Spacious open plan living • Superb rural position • Gardens with large south facing terrace patio • Available fully furnished

- EPC Rating = C (69) • Council Tax = G

Description

Larcombe Barn offers very spacious accommodation with a stunning combination of elegant, traditional architectural features and a modern, luxurious interior.

The south facing patio is flooded with sunshine from dawn until dusk. It opens onto the first floor living room with large windows facing in every direction. This spectacular room, with Carpenter Oak vaulted ceiling, has been beautifully designed with a highly specified kitchen area, large family dining table and generous seating around a beautiful wood burning stove. The kitchen includes a gas range cooker and breakfast bar. A door leads through to a separate utility room and shower room. Stairs lead to the mezzanine floor which provides either a spacious fifth bedroom or study.

A split staircase leads to the ground floor where there are four spacious double bedrooms all with en-suite shower or bathroom facilities.

Outside

The gardens include a large patio terrace, perfect for entertaining and an attractive enclosed walled garden. The drive leads up to a turning and parking area where there is also a garage/games room ideal for storage and other uses.

Tenancy

The property is offered on a Assured Shorthold Tenancy and available from the 24th October 2023 onwards.

Services

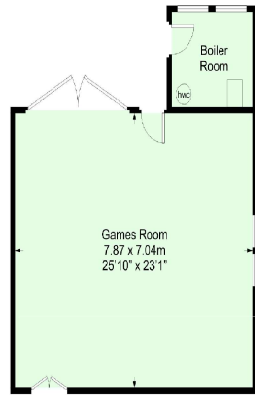
Oil fired central heating with underfloor heating throughout (except Mezzanine). Mains electricity, mains water and private drainage. Council Tax Band G.

Viewing

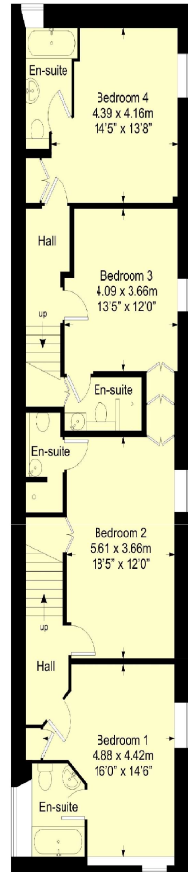
Viewings strictly by appointment with Savills.



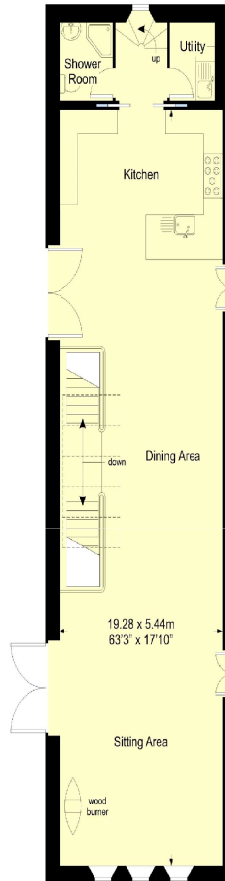
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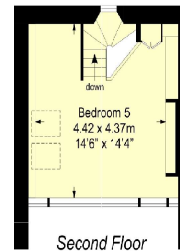
Ground Floor



Ground Floor



First Floor



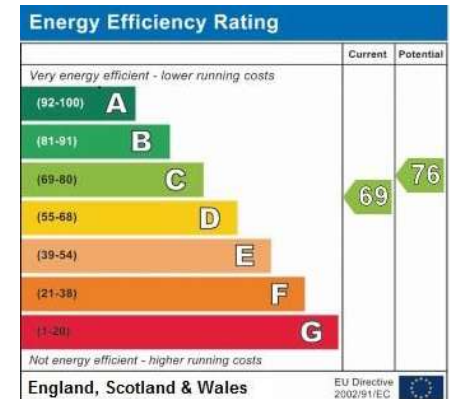
Second Floor

Local Information

Larcombe Barn is situated in the picturesque surrounds of the South Hams countryside enjoying wonderful views.

The villages of East Allington and Blackawton are approximately 1.5 miles to the south west and north east respectively. The market town of Kingsbridge is 7 miles to the south west and offers a variety of shops and local amenities as well as a secondary school. The deep-water port at Dartmouth situated 9 miles to the east attracts sailing vessels from all over the world whilst to the south are a number of beaches and coves including Blackpool Sands.

Main line rail services to London are available from Totnes. The A38 provides access to Exeter and the M5. From Totnes, take the A381 to Kingbridge. After passing through Harberton-Ford and Halwell, continue past Totnes Cross and the petrol station for one mile towards Kingsbridge. Turn left at the sharp bend to East Allington and Slapton. After 1.5 miles turn left at 'Pasture Cross' signposted to Blackawton. Continue for half a mile and the entrance to Larcombe Farm is on your right. Follow the drive down the hill keeping left to Larcombe Barn.





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