







A stunningly located barn conversion, less than a mile from Salcombe, with glorious, unspoilt rural views and nestled in its own private valley, within walking distance of the Estuary and sitting in about 3 acres

- **Glorious rural location**
- **Privacy, peace & quiet**
- **Close to the Estuary**
- **Less than a mile to Salcombe**
- **Individual barn conversion**
- **About 3 acres**
- **Low maintenance grounds**
- **Family sized accommodation**
- **Open plan living**
- **Home office**
- **Workshop and summerhouse**

Ilton Valley Barn

Near Salcombe TQ7 3BZ

Rarely do you come across a barn conversion in such a private and secluded location yet within a mile of Salcombe. Ilton Valley Barn has all these attributes and more, which gives it a truly unique appeal. With a nod to its industrial heritage, this fabulous property has recently been converted to provide not only family sized accommodation, but also space and privacy around through its glorious situation and over 3 acres of surrounding land.

Inside, one is immediately struck by the spaciousness of the main living area, with an abundance of space provided in the kitchen, dining and sitting areas, together with plenty of light from the four roof lights and the double doors that lead into the garden. A wood burning stove creates a warm focus, whilst steps lead up to a home office. The three double bedrooms are all reached off the hallway, two with en-suite shower rooms together with a separate family bathroom.

From the end of the barn, there is access to an outside wash room/w.c. There is also a useful adjacent workshop with a range of outbuildings opposite for wood storage etc.

The land around the barn has been deliberately designed to be low maintenance, surrounding the property and including a small stream that runs along the boundary. The house is approached off the country lane by an unmade driveway, which adds to its privacy and peaceful location.

One of the most appealing aspects of the barn is its proximity to Salcombe - under a mile away.



2 Island Square, Salcombe, Devon, TQ8 8DP
Telephone 01548 845090
salcombe@luscombemaye.com

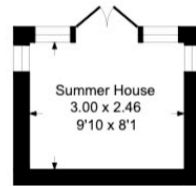
www.luscombemaye.com

Ilton Valley Barn, Ilton, Salcombe TQ7 3BZ

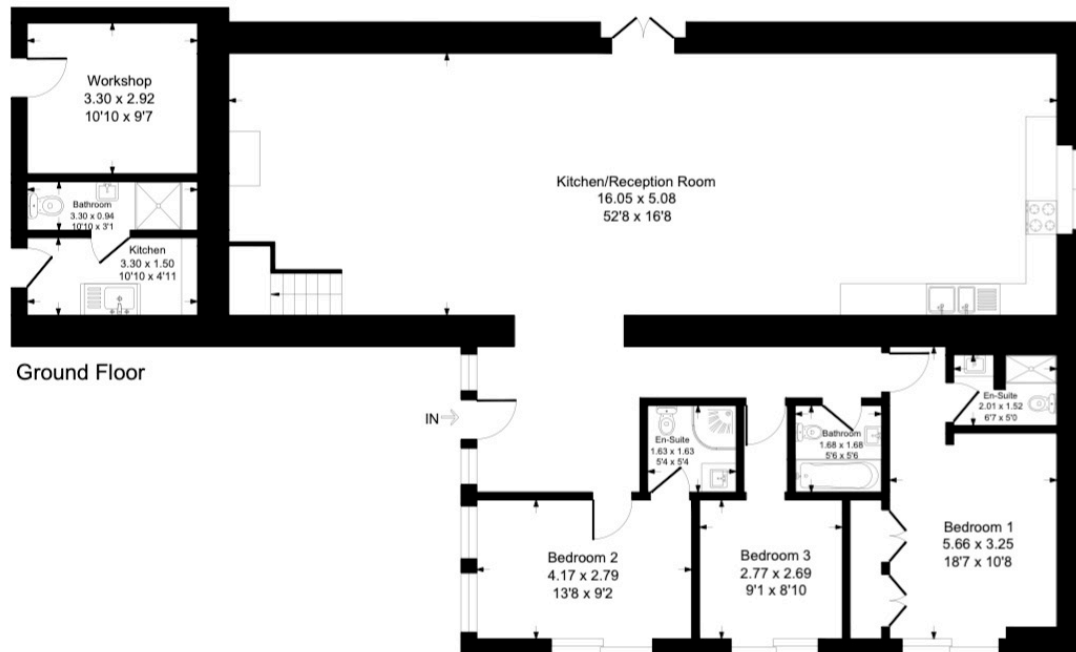
Approximate Gross Internal Area = 196.8 sq m / 2119 sq ft



First Floor



Outbuilding



Ground Floor

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

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



SERVICES

Mains electric and water. Private drainage.

COUNCIL TAX

The property is in Council Tax Band F

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090

DIRECTIONS

From Salcombe, take the A381 towards Malborough. Just before Ashbys Garden Centre, turn right signposted to Ilton and Alston. Drive down the lane and at the junction turn right. After about 150 yards the driveway to the property will be found on the right hand side, via a metal gate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	44	
(21-38)	F		