





Luscombe Maye
Since 1873



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5 Stable Court

Malborough TQ7 3FB

5 Stable Court is a fabulous contemporary house, located on the southern edge of this small development with outstanding rural views from all the main rooms. Built only about 3 years ago by the highly reputable West Country builder, Baker Estates, the house has been cleverly designed to incorporate a double bedroom and bathroom on the ground floor, hence creating a 'forever' house.

Built in a barn style, the house has lovely open plan living areas having a free flowing kitchen area, dining area and generous reception space, which then leads into sunny garden room. Additionally, bi-fold doors lead from the reception area onto the terrace and into the garden beyond. There is also a utility room and cloakroom at ground floor level, plus the fourth double bedroom with en-suite shower room.

Upstairs there are three further double bedrooms. The master bedroom enjoys glass doors with a Juliette balcony overlooking the south facing view, together with an en-suite shower room. There are then two further double bedrooms and a bathroom.

Outside the house has a generous parking area to the front with space for about four vehicles and access to the double garage, where there is an electric charging point. The garden is found mainly to the rear of the house, enjoying the wonderful southerly aspect and comprising a terrace for sitting and entertaining, plus a lawned area. The current owners have also installed a dog shower.

- Contemporary home
- South facing
- Edge of village
- Immaculately presented
- Open plan living
- Garden room
- 4 double bedrooms
- Double garage
- Plenty of parking
- Pretty gardens and patio
- Electric car charging point



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An immaculately presented south-facing contemporary house, built only 3 years ago by the prestigious homebuilder, Baker Estates, with glorious rural views, situated on the edge of the village with double garage

5 Stable Court, Malborough, TQ7 3FB

Approximate Gross Internal Floor Area = 208.3 sq m / 2242 ft

Garage Area = 39.0 sq m / 420 sq ft

Total Area = 247.3 sq m / 2662 sq ft

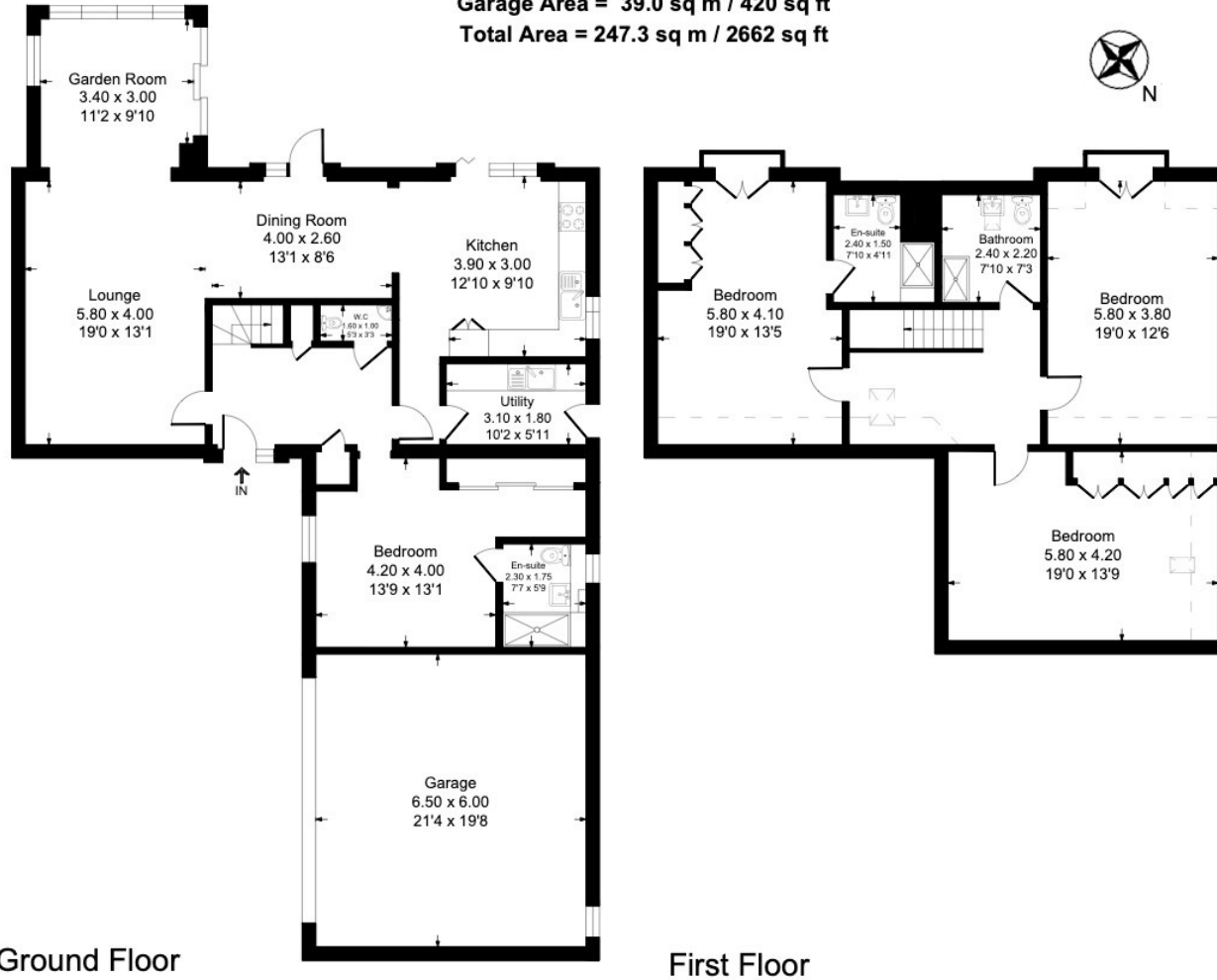


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electric, water, gas and drainage. Gas-fired central heating

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 the centre of Malborough, turn down the Collaton Road, opposite the petrol station. Drive to the edge of the village and take the last turning on the right hand side into Furzedown Road. Bear round to the right and turn left into Stable Court. No.5 will be found at the bottom of the cul de sac.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		

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