



The Granary, Buckland Court
Goveton, Kingsbridge, Devon TQ7 2DG

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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The Granary is a beautiful Grade II listed stone barn conversion in the popular Buckland Court development which is situated on the outskirts of the pretty village of Goveton amidst wonderful countryside. The complex has lovely communal grounds to enjoy along with a woodland area and pond that you can walk around or sit on the benches and take in the view.

The property offers a unique blend of modern luxury and rustic charm and features bright and inviting accommodation arranged over 3 floors. On the ground floor you enter the hall which has stairs to the first floor and under stair storage. To your left is one of the 4 double bedrooms with en-suite shower room, and to your right is the kitchen/dining room, they both overlook the communal courtyard. In the kitchen you'll find plenty of fitted floor and wall units with granite worktops, integrated appliances including a new Miele extractor fan and oven with integrated air fryer and new splash-back. Off the kitchen is a very useful utility room which also houses the boiler. On the first floor is another double bedroom with wc and the sitting room, which is dual aspect with a Juliette balcony and French doors opening to the garden. On the second floor are a further 2 en-suite double bedrooms with vaulted ceilings and exposed roof trusses.

The well-maintained private garden and patio area provide the ideal setting for simply relaxing or entertaining guests.

With off-street parking and a double garage, convenience meets elegance in this stylish and sophisticated home. Whether you're looking for a quiet escape or a scenic backdrop for everyday living, this property offers the best of both worlds.

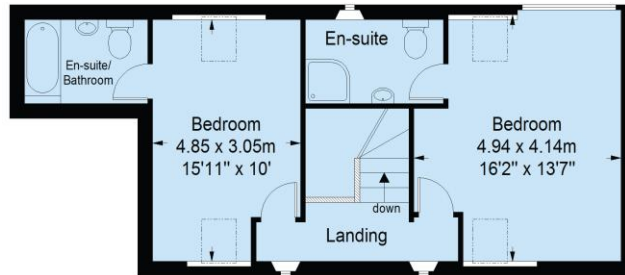
Goveton is a peaceful hamlet within two miles of Kingsbridge and all its facilities, and close also to the beautiful South Devon coastline with its spectacular cliffs, coves and beaches and beautiful walks over National Trust owned headlands. Also, readily accessible are the Salcombe and Dart Estuaries with their excellent sailing and boating facilities and golf courses at Thurlestone, Bigbury and Dartmouth.

KEY FEATURES

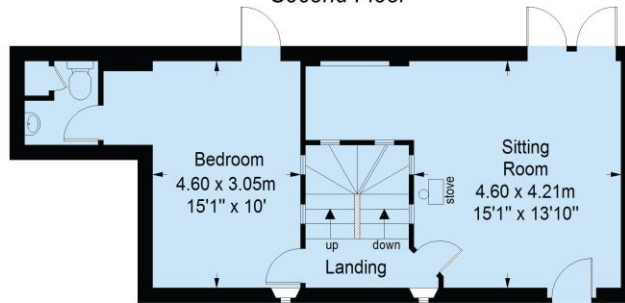
- Grade II listed barn conversion
- Stylish, modern and beautifully presented
- Accommodation arranged over 3 floors
- Private lawned garden with patio seating area
- Double garage
- Communal gardens and visitor parking
- Tenure – Freehold

BEDS 4 | BATHS 3 | RECEPTS 1 | EPC - exempt | COUNCIL TAX - business rated

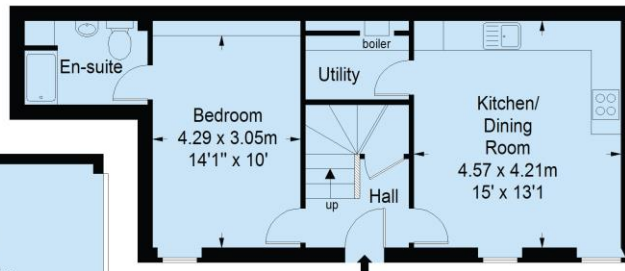
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



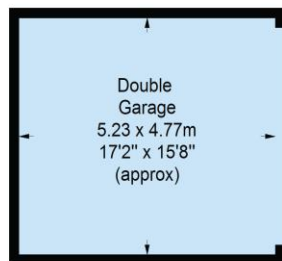
Second Floor



First Floor



Ground Floor



Total area 149.30 Sq.m
(1605 Sq.ft) Approx.
(Excluding Double Garage)

SERVICES

Mains electricity, water and gas. Gas central heating with Nest Thermostat. Private drainage.

There is a well-run management company who look after the managed/common areas of the development. The service charge for this is approximately £95.00 per calendar month.

VIEWING

Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.



DIRECTIONS

From our office on Fore Street, turn right into Duncombe Street, continue on this road then bear left as it joins Church Street. Go up the hill, turn right into Belle Cross Road, continue for about a third of a mile then bear left signposted Goveton. After about a mile you'll reach Goveton, fork left in the centre and proceed along this road for about 250 yards where you'll see the entrance to Buckland Court on the left.

Alternatively, from Kingsbridge take the A381 Totnes Road. After approximately two miles turn right, clearly signposted Goveton and Buckland tout Saints. Follow the signs to the centre of Goveton, fork left, this will lead you to Buckland Court.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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