



LONG BARN, LOWER POOLE FARM,  
EAST ALLINGTON, TOTNES TQ9 7PZ

  
MARCHAND PETIT  
COASTAL, TOWN & COUNTRY



# LONG BARN, LOWER POOLE

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This superb barn conversion which offers the perfect blend of rural charm and modern convenience is situated on the outskirts of the popular village of East Allington and is approached down a private lane that is shared with just six other properties. It occupies a quiet rural location enjoying a wonderful feeling of space and has lovely scenic rural views over the surrounding countryside.

The interior is stylishly designed, with quality finishes providing a luxurious and inviting living space. The accommodation comprises spacious entrance hall, modern well-equipped kitchen/dining room with plenty of fitted units, integrated appliances, breakfast bar, ample space for a dining table and chairs and sliding glazed doors opening to the front of the property. A couple of steps down from the kitchen take you into the sitting room which has bifold doors opening to the terrace. There are two double bedrooms, one to the front with dual windows allowing in plenty of natural light. The second is to the rear it has sliding glazed doors opening to the terrace and enjoys luxurious en-suite facilities including a walk-in shower with rainfall shower head. There is an equally luxurious family bathroom with both bath and separate shower cubicle. Completing the ground floor is a utility/laundry room which has fitted units, sink/drain, space for a washing machine and tumble dryer and door giving access to the terrace.

Upstairs is the third of the spacious double bedrooms, it has skylights allowing in natural light, and could also easily be used as a home office.

The front of the property is block paved allowing parking for several vehicles.

The rear garden is delightful, the terrace runs the full width of the property and is a fantastic place for entertaining or simply relaxing and taking in the tranquil country views. There is a good size lawn which slopes gently down to a further patio with stone built store. It's bordered on 2 sides by a dry stone wall and has additional access at the bottom of the garden through a 5-bar gate to additional parking/boat storage.

Whether you're looking for a quiet retreat or a luxurious countryside escape, this property ticks all the boxes, don't miss the opportunity to make this beautiful barn your new home.

Contact us today to arrange a viewing.

East Allington has a good community with a pub, church, recreation ground and well regarded primary school and pre-school and a community village shop. The village is surrounded by unspoilt rolling countryside and within easy reach of the beautiful coastline, beaches and estuaries of the South Hams. The towns of Kingsbridge, Totnes and Salcombe, with their more extensive commercial and leisure facilities, are all within easy reach.





# PROPERTY DETAILS

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**Services** - Mains electricity and water. Private drainage. Air source heat pump/underfloor heating. Maintenance fee of £350.00 paid annually to the Management Co, Lower Poole Barns Ltd - covers hedge cutting, septic tank, shared drive and sinking fund.

**EPC Rating** - Band B - Current: 81, Potential: 89

**Council Tax Band** - Band C

**Tenure** - Freehold

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

## Key Features

- Superb barn conversion
- Renovated to a exceptionally high standard
- Approximately 1744 sq.ft of accommodation
- Bespoke kitchen
- Sitting room with bifold doors
- Well-appointed bath/shower rooms
- Parking/boat storage for several vehicles
- Large, private lawned garden
- Spacious patio seating areas
- Scenic rural location

**Fixtures & Fittings** - All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

**Directions** - what3words - detection.spells.dividers

From Kingsbridge take the A381 Totnes road, after approximately 3 miles turn right signposted East Allington. Follow this lane into the village and turn left at the junction, signed Blackawton/Slapton continue on a short distance then take the first left turn (at the sign for Dartmouth Road Camping) follow this lane all the way down, as you reach the barns bear right where the road forks and you'll see the property on your right hand side.

**Mileages** - Kingsbridge 4 miles; Totnes 10 miles; A38 Devon Expressway 10 miles (distances are approximate)

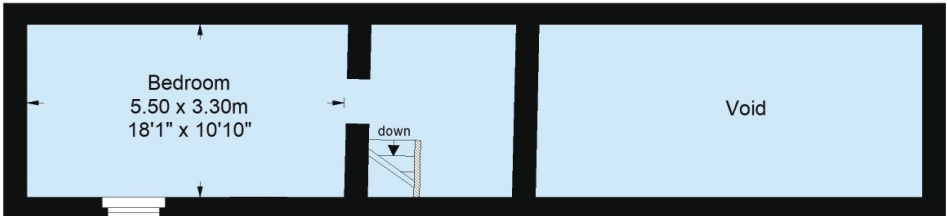
**Viewing** - Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



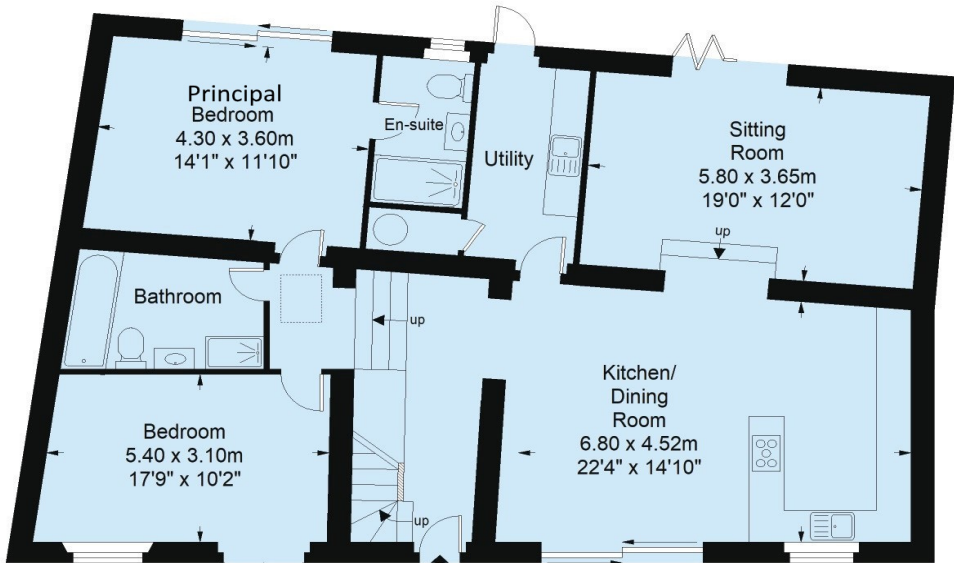


# FLOOR PLAN

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



First Floor



Ground Floor

Total area 162 Sq.m  
(1744 Sq.ft) Approx.



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.