

LOWER EASTON FARMHOUSE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



LOWER EASTON FAMHOUSE

Description

Lower Easton Farmhouse is a Grade II listed property that has been renovated and modernised to create a lovely family home with much character. Entering through the wrought iron gates and along the flagstone path of the front garden, that is bounded by an attractive stone wall, you approach the front door and into the entrance hall, which has original flagstone flooring and exposed beams. To the right you enter the wonderful drawing room that has front south facing sash windows, window seats, exposed ceiling timbers and a magnificent inglenook fireplace with timber lintel, bread oven and flagstone hearth, which is fitted with a woodburning stove. A door leads through to a useful study with flagstone floor, sash window, cast fireplace with display niche and oak shelf. There is also access from the sitting room to a useful boot room, separate cloakroom and door to rear garden.

Back through the entrance hall and into the lovely dining room with marble fireplace, south facing sash windows with window seat, original cupboard and ceiling cornicing. Through to the inner hall with oak staircase rising to the first floor with storage cupboard below, Limestone tiled flooring and part glazed door to the rear garden. There is also a useful laundry room and separate utility room with Belfast sink and granite worktop, space for washing machine and tumble dryer and Limestone tiled flooring.

Beyond this the magnificent kitchen/breakfast room sits, with folding glazed doors the length of one wall, lead out to the rear garden, allowing you to enjoy outside eating in a sheltered and private location. Further light flows in from the Velux skylights. The kitchen has a comprehensive range of floor and wall cupboards, and glass fronted display cabinets with hand crafted chestnut and walnut doors along with timber lintel and display alcove. A Limestone tiled floor and Granite work surfaces, an electric 4 oven Aga, space for fridge freezer and plumbing for dishwasher and a superb breakfast bar, make this a room that you will enjoy all year round.

First Floor

Up the Oak staircase to the landing with window overlooking the garden and into the master bedroom with fitted wardrobes and south facing sash windows, where you can enjoy views over the countryside and an en-suite with fully tiled shower cubicle and window, add to the comfort of this room. Bedroom two is a double with original cast fireplace, south facing sash windows with window seat and ceiling cornicing. Bedroom three has a window overlooking the garden plus a Velux window and partly sloping ceiling. A family bathroom with freestanding bath and separate shower cubicle, original built in cupboard and south facing sash windows, completes this floor.

Second Floor

The landing has oak flooring and a window overlooking the garden with partly sloping ceilings and original roof trusses. Bedroom four has a vaulted ceiling with exposed trusses and purlins, Velux skylights to rear, window to the front and doors to the roof space. Bedroom five has vaulted ceiling with original roof trusses and exposed purlins, window to the front with countryside views and door to roof space. A separate shower room with fully tiled shower cubicle, hand basin, WC, oak flooring and window to the front completes this floor.

Outside

There is a gravelled parking area to the front of the property. A front garden with lawned areas, established shrubs and flower borders, attractive stone wall, wrought iron gate and flagstone path leading to the front door. Beautiful landscaped gardens with paved terrace and cobbled and gravelled areas, stone wall, and flower borders add to the charm of the gardens. Slate steps lead up to the top of the garden where a south facing private terrace and seating area, allow you to enjoy this wonderful space. To the side of the property is a detached garage with power and light and further parking.





KEY FEATURES

- Grade II listed farmhouse, beautifully modernised with a contemporary finish
- Quiet rural location with splendid country views
- Sitting room with large inglenook fireplace and timber lintel, bread oven and wood burning stove
- Modern kitchen/breakfast room, separate dining room and snug
- Utility, laundry and boot rooms
- 5 double bedrooms, 1 en-suite, a family bathroom, shower room and cloakroom
- Many period features including exposed stone work, flagstone floors, ceiling beams, roof trusses, display niche features, original cast fireplace
- Garage and driveway with parking for several vehicles
- Pretty landscaped gardens and private terraces
- Less than 2 miles to the amenities of Kingsbridge
- Beach's at Bantham, Hope Cove and Thurlestone are all within easy reach



PROPERTY DETAILS

Property Address

Lower Easton Farmhouse, Easton, West Alvington, Kingsbridge, Devon TQ7 3BD

Mileages

Kingsbridge 2miles; Totnes 13 miles; A38 Devon Expressway 10 miles;
Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

Services

Mains electricity and water. Septic tank drainage. Newly installed oil fired boiler with Heatmiser to control the heating and hot water.

EPC Rating - Band E. Current: 42, Potential: 64

Council Tax - Band G

Tenure - Freehold

Authority

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

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 - fallen.worksheet.scale

From the center of Kingsbridge head out of town on Ilbert Road towards Salcombe, after you pass the ASDA garage turn sharp left onto Rope Walk. Continue on this lane for approx 2 miles, bear right at Gerston Gate following the signs to Easton, then take the next right signed Easton, follow this lane and as you enter the hamlet you will see the property on your right.

Viewing

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



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FLOOR PLAN





MARCHAND PETIT

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