







An impressive Grade II listed three bedroom house rich in history in the village of East Allington with charming rear gardens and off-street parking

- **Historic stone house**
- **Bright Reception Room**
- **Separate dining room**
- **Three double bedrooms**
- **Lovely rear garden**
- **Peaceful rural views**
- **Off-street parking**
- **Prominent elevated position**
- **Quiet Village location**
- **Grade II listed**
- **No onward chain**

Hillside

East Allington, TQ9 7RE

An attractive and historic double-fronted detached home occupying a generous plot with large garden to the rear and superb views out across the South Devon hills.

Approached up a small set of stone steps and through a charming gabled stone porch the house is arranged around a central hallway and staircase with under stairs cupboard for storage, either side are a light and bright reception room and a large dining room which leads to an adjoining modern kitchen to the rear with oil fired Rayburn. From a good size landing on the first floor there are three double bedrooms and a family bathroom with a lovely outlook from all of the rooms.

The elevated gardens to the rear are private and secluded, divided into two and offer further superb views and plenty of potential for the addition of a working home office or summerhouse. A large cellar is accessed externally from the lower side of the house, a handy covered storage area leads from the kitchen to the rear garden and there is off-road parking for several cars alongside the property.

This striking Grade II listed stone built house was originally built as the Estate Manager's residence for the Fallapit Estate circa. 1849, peaceful rural views of the surrounding countryside and the magnificent East Allington Church directly opposite. One of the oldest houses in the village, this charming home is a unique property full of character.

East Allington is a picturesque village located in the South Hams in South Devon offering a quiet rural location with the nearby towns of Kingsbridge and Totnes a short drive away. Benefitting from a friendly and active local community the Village has a Primary School, a small village shop and a lovely nineteenth Century pub.

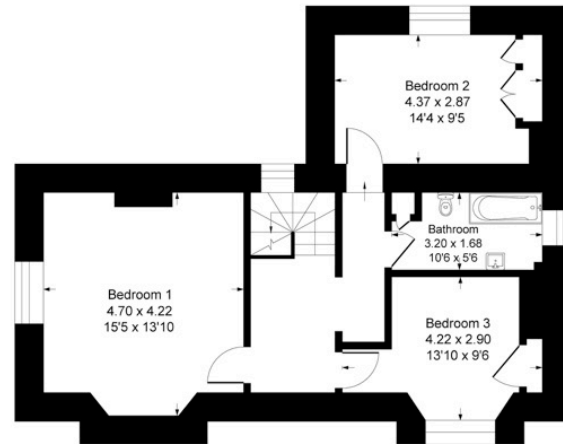


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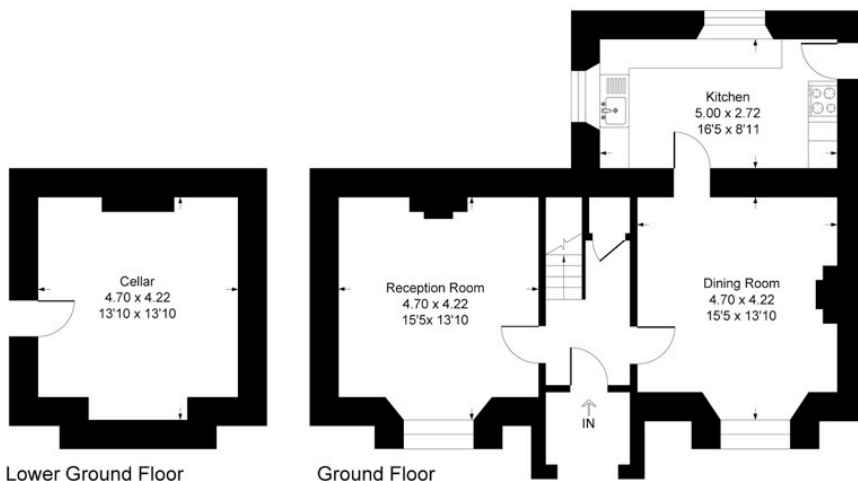
www.luscombemaye.com

Hillside, East Allington, Kingsbridge, TQ9 7RE

Approximate Gross Internal Floor Area = 145.5 sq m / 1567 sq ft



First Floor



Lower Ground Floor

Ground Floor

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



SERVICES

Mains electric, water & drainage.

COUNCIL TAX

The property is in Council Tax Band E

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 857 474

DIRECTIONS

On entering East Allington from Kingsbridge, turn right towards Efford Corner. Follow this road through the village and Hillside is at the far end of the village as you go up the hill on the left, opposite the church.

