



Luscombe Maye

Since 1873



# Bantham, Kingsbridge

£360,000

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The heart of the barn conversion is the open-plan living space, warm and inviting with a wood burner, complete with original features making this a wonderful retreat throughout the year. The kitchen is well-equipped with wall to floor mounted units and integrated appliances. The dining area with French doors opening out to the front of the garden seamlessly blend indoor, outdoor living, making this a great spot to entertain. The lounge, complete with a wood burning stove is the ultimate spot to unwind after an active day exploring the South West Coast Path or spending the day on the water.

Stairs lead you up to the first floor, where you will find two bedrooms together with a family bathroom. This property boasts character and charm, yet having a perfect blend of modern comforts.

Outside, the garden is laid to lawn with a useful picnic bench and parking for two vehicles.

The close proximity of the coastal village of Bantham adds to the special appeal of The Coachhouse. The beach at Bantham is sandy with dunes, a popular haven for families and surfing enthusiasts throughout the year. The village has a village shop and the Sloop Inn, perfect for those evenings when you don't want to cook. There are lots of sandy beaches in the area to explore, the South West Coastal Path is nearby and for water enthusiasts there is the Salcombe Estuary with its safe, sheltered waters, perfect for a wide range of water sports.

**Agents note:**

**Please note this property cannot be a main residence and is subject to section 106.**

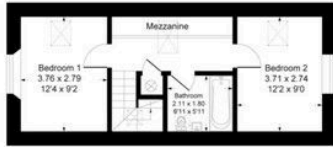
### **FURTHER INFORMATION**

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyancing process.

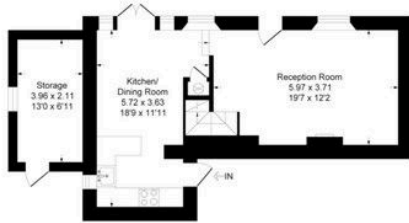


The Coach House, Buckland Park, TQ7 3AB

Approximate Gross Internal Floor Area = 88.1 sq m / 948 sq ft



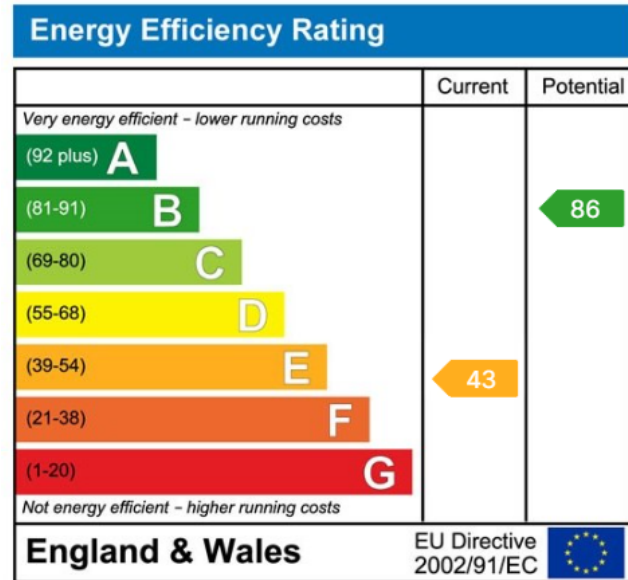
First Floor



Ground Floor

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

- Detached barn conversion
- Character and Charm
- Modern and well presented
- Proximity to Bantham
- Garden
- Stylish open plan-layout
- Two bedrooms
- Ideal holiday home/let
- Parking
- Fantastic local amenities



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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