

The Granary, 2 Burleys Court, East Allington, Totnes TQ9 7RE

Luscombe Maye 
Estate Agents







The Granary, 2 Burleys Court East Allington, Totnes, TQ9 7RE

The Granary, nestled in the rural village of East Allington, was sympathetically converted around 16 years ago to create an elegant and stylish home with restored original features.

The ground floor accommodation offers open plan living, impressive vaulted ceilings with exposed scissor beams and solid oak flooring and staircase. The granite worktop kitchen comes with a range of fitted appliances including Rangemaster cooker together with central island with breakfast bar.

The lower ground floor offers three generous double bedrooms with the master bedroom benefitting from a beautifully finished ensuite shower room and patio doors leading to the courtyard garden. The second bedroom has built in wardrobes and further patio doors outside. The third bedroom and a well appointed family bathroom complete the lower ground floor accommodation.

There is a level lawned garden which is fully enclosed with established flower beds to the borders providing a backdrop of colour. A private recently renewed decking area offers the idea space for alfresco entertaining. Beyond the garden is ample parking together with a generous single garage.

An immaculately presented and naturally bright three bedroom barn conversion which has been beautifully and sympathetically renovated retaining character features.

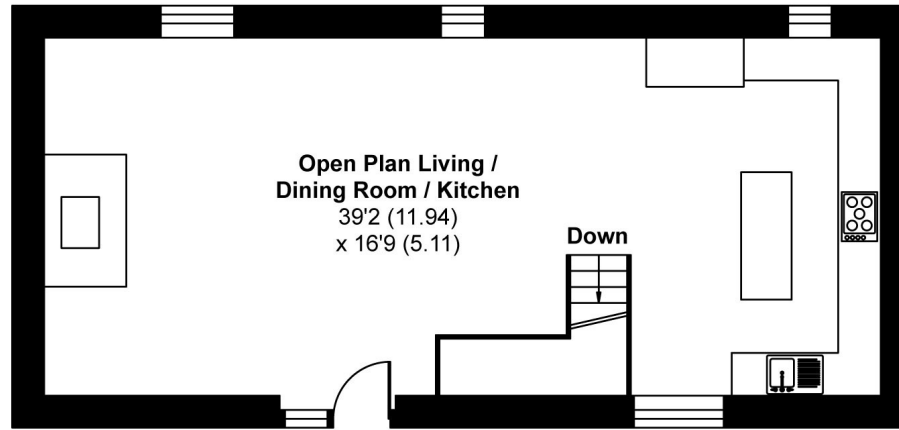
- Open Plan Living
- Private Enclosed Garden
- Superfast Broadband
- Walking distance to amenities
- Quality fixtures and fittings
- Ample Parking
- Generous garage with power
- Countryside views
- LPG Gas central heating
- LPG Living Flame Stove

62 Fore Street, Kingsbridge, Devon, TQ7 1PP
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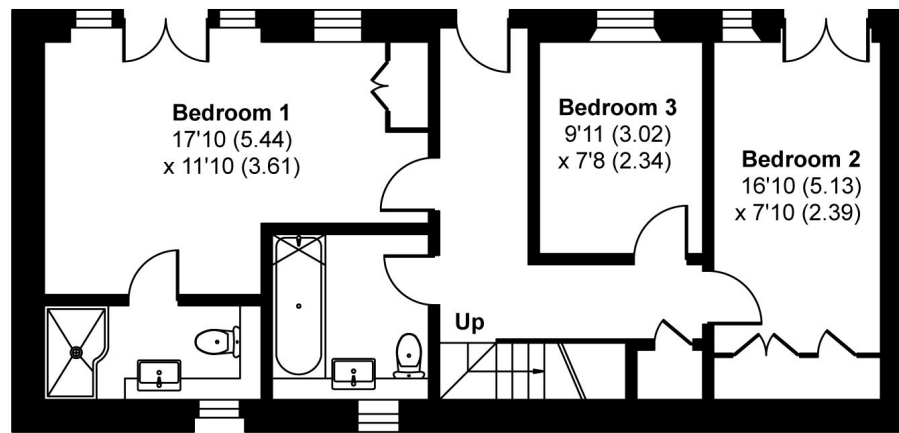
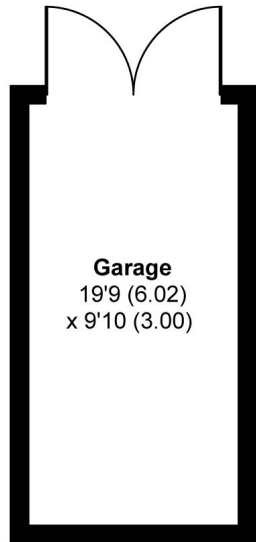
THE GRANARY, 2 BURLEYS COURT, EAST ALLINGTON, TQ

Approximate Area = 1506 sq ft / 140 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



SERVICES

Mains electricity, water and drainage. LPG central heating with a bulk LPG tank.

COUNCIL TAX

The property is in Council Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

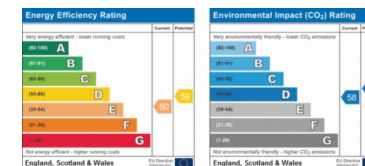
South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 857474

DIRECTIONS

From Kingsbridge take the A381 Totnes Road for about 3 miles bearing right off this road following the signs for East Allington. After about 2 miles upon reaching the village, turn right at the 'T' junction and proceed along this road for about ¼ of a mile and Burleys Court will be seen on the left hand side. Continue up to the parking area and the Granary will be seen on the left hand side.



Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers and other users are advised to recheck the measurements and any other details that will be relied upon.