



Luscombe Maye  
Since 1873



# The Granary, East Allington

Guide Price £625,000

3 2 1





Converted in 2004, this exceptional property has retained many period features while offering all the benefits of contemporary living.

Entering through the arched gateway and garden, the upper floor greets you with a stunning open-plan living space flooded with natural light, featuring impressive vaulted ceilings with exposed scissor beams, light oak flooring with underfloor heating, a real flame fire, double glazed hardwood doors and windows, and electric Velux skylights. The cosy living area offers wonderful views of the garden and surrounding countryside, while the generous central dining area perfectly zones the space. The kitchen, elegantly delineated by an original beam and metalwork, is exceptionally well designed and is fitted out with an array of high-end appliances, including a Rangemaster cooker and American fridge/freezer, granite worktops, and a large island with seating - perfect for both cooking and entertaining.

Descending by the light oak staircase to the lower floor the impressive features continue with high ceilings, under floor heated ceramic tiled hallway and three spacious carpeted double bedrooms, each offering ample natural light and comfort. The master bedroom enjoys fitted wardrobes and French doors opening directly to the private courtyard garden, together with a beautifully appointed ensuite with rainwater walk-in shower and heated towel rail. The second bedroom also features fitted wardrobes and French doors leading to the courtyard garden. A generous third bedroom, storage cupboard and a well-designed family bathroom with bath and rainwater shower and heated towel rail completes this level.

Outside, the property benefits from a good sized and level lawned garden, fully enclosed with recently upgraded fencing and gates and bordered by mature trees, shrubs and flower beds for peaceful enjoyment. This and the private decking area provides the perfect space for alfresco dining, entertaining, leisure and relaxation. Beyond the garden, there is a generous single garage with light, power and storage, along with private parking for two cars plus visitor parking.

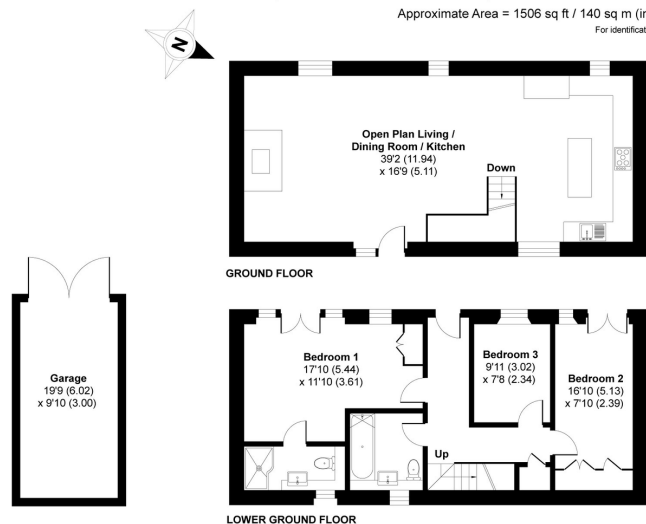




## THE GRANARY, 2 BURLEYS COURT, EAST ALLINGTON, TQ9

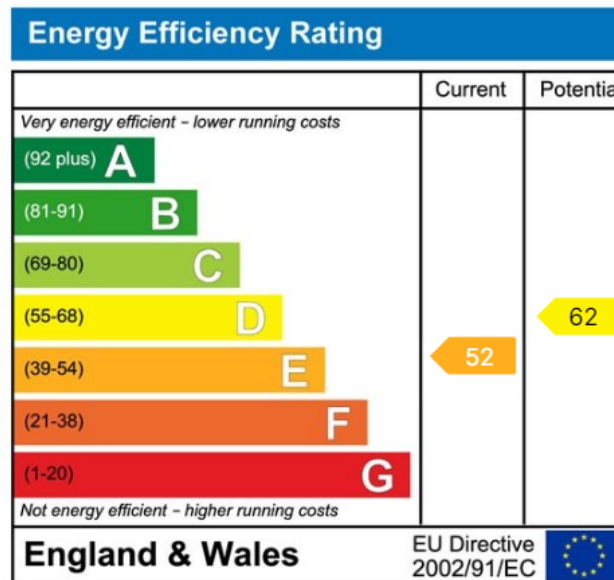
Approximate Area = 1506 sq ft / 140 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©inchroom 2020. Produced for Luscombe Maye. REF: 629336

- Open Plan Living
- Rangemaster and Living Flame Stove
- LPG Underfloor Heating
- Quality Kitchen and Bathrooms
- Superfast Broadband Available and Mobile Coverage
- Private Enclosed Garden
- Ample Private Driveway Parking
- Generous Garage with Power
- Countryside views
- Walking Distance to 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.

**Luscombe Maye** Since 1873

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