



Luscombe Maye  
Since 1873



# Hunter, Fallapit Cottages, East Allington

£595,000

🛏 5 🚿 2 🚿 1





Hunter is a fine 4–5 bedroom end of terrace stone barn conversion set in a picturesque rural location with spacious accommodation set over two floors and an abundance of storage throughout.

The ground floor features a stunning open-plan kitchen and dining area, plus a spacious yet cosy main dual aspect reception room with log burner and bifold doors to the garden.

There is an additional reception room with doors to the garden that can serve as a fifth bedroom, games room, home office or snug. A convenient downstairs cloakroom and utility room complete this level.

Upstairs, there are four generously sized double bedrooms, including a master with a large en-suite with double ended bath, plus a well-appointed family shower room.

Outside, the property benefits from a charming enclosed garden with mature shrubs and plants, lawn, patio, a wildlife pond and pebbled seating area. To the side is a very large covered porch (4.55 x 3.84 m = 17.5 m<sup>2</sup> or 188ft) with space for boots, bikes, boards, buggies etc. To the rear is a courtyard with fixed and freestanding sheds with plenty more storage space.

There are two dedicated parking spaces, plus two private spaces to the side of the house.

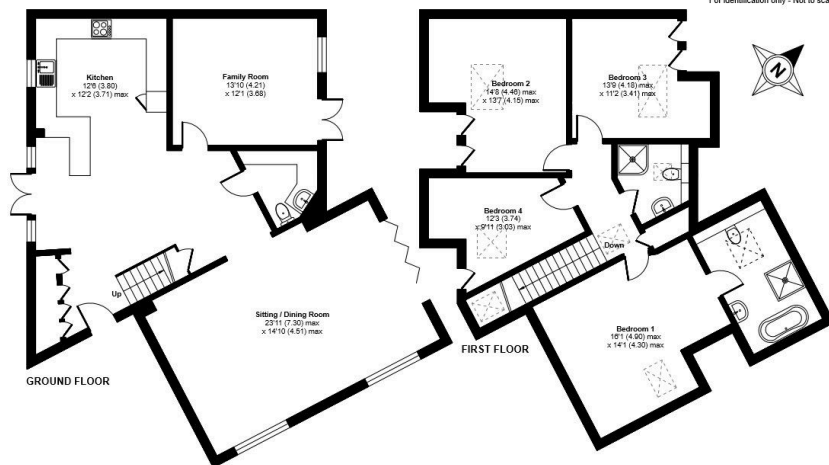
A private footpath leads past the large lake and up a green lane to the village. The pub (rated 4.7) and the school (Ofsted - Good) are 10 and 13 minutes away respectively. To make it a circular walk, a bridleway leads through ancient bluebell woodlands back to Fallapit.

Hunter is ideal for a family seeking a peaceful countryside setting without compromising on accessibility. There is a range of communal grounds – tennis court, gardens, firepit and small lake. It is in-catchment for Kingsbridge Community College - (KCC - Ofsted: Good) and the school bus stops at the end of the private drive. Hunter has an EPC of 71 C – with 15 solar panels, air source heat pump and LED lighting throughout (Upgraded in 2022).



## Fallapit Cottages, East Allington, Totnes, TQ9

Approximate Area = 1935 sq ft / 179.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nph.com 2025. Produced for Luscombe Maye. REF: 1281389




 **Luscombe Maye**  
Since 1873



Use the QR code for further "Material Information" about this home

- Picturesque 4–5 Bedroom End of Terrace Stone Barn Conversion
- Open Plan Kitchen/ Dining area
- Additional Reception Room or Fifth Bedroom
- Ample Storage Space
- Peaceful Country Setting
- Spacious Accommodation
- Dual aspect reception room with log burner and bifold doors to the garden
- Charming Enclosed Garden
- Allocated Parking plus Additional Spaces
- Excellent EPC Rating

## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

 **Luscombe Maye**  
Since 1873

**Kingsbridge:**  
62 Fore Street, Kingsbridge TQ7 1PP  
01548 857474  
kingsbridge@luscombemaye.com  
[www.luscombemaye.com](http://www.luscombemaye.com)