



Luscombe Maye
Since 1873

Moor Farm Cottages, East Portlemouth

Guide Price £165,000

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This charming one-bedroom ground floor apartment, part of a stone barn conversion, offers a blend of rustic and modern features in a peaceful rural setting. The property includes ample parking, suitable for both vehicles and boats. Residents also enjoy access to beautifully maintained communal grounds, mainly laid to lawn—an ideal outdoor space for relaxation and appreciation of the surrounding countryside.

Inside, the property is thoughtfully designed and boasts wooden flooring throughout, creating a warm and inviting atmosphere. The apartment features one well-proportioned double bedroom, offering a comfortable and peaceful retreat. The adjacent bathroom is tastefully fitted with a bathtub with overhead shower, toilet, and sink, combining functionality with comfort.

The bright and airy lounge/dining area is a standout feature, enjoying stunning countryside views and providing an ideal setting for both relaxation and entertaining. The kitchen complements the home's traditional style with classic cabinetry, light wood countertops, and a stainless steel sink. There is ample space for essential appliances, including an oven, washing machine, and dishwasher.

The exterior offers panoramic countryside views, with a detached stone outbuilding for storage. Mature trees and shrubs enhance the property's appeal, while the surrounding open fields contribute to its idyllic rural setting.

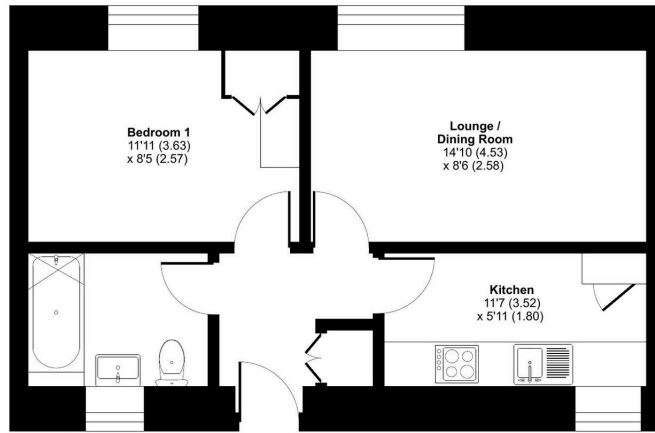
The location provides a tranquil lifestyle with outdoor recreational opportunities. The proximity to beaches and scenic walks allows for sailing, kayaking, and exploration. The East Portlemouth Ferry Landing, about 3.2 km away, connects to Salcombe for shops and restaurants. Local schools in Salcombe and Kingsbridge cater to educational needs, while train stations in Totnes and Ivybridge, a 30-40 minute drive, facilitate commuting.





East Portlemouth, Salcombe, TQ8

Approximate Area = 403 sq ft / 37.4 sq m
For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1320731



- One Bedroom Ground Floor Holiday Apartment
- Set in Stone Barn Conversion
- Panoramic Countryside Views
- Ample Parking for Vehicle or Boat
- Use of Communal Grounds
- Close to Beaches
- Countryside Walks on your Doorstep
- Nearby Ferry Connection to Salcombe



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

Energy Efficiency Rating

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