

# The Mangel House

**Poole Barns, Slapton, TQ7 2RA**

The Mangel House is an immaculately presented three-bedroom attached barn conversion located in the sought-after coastal village of Slapton enjoying two village pubs, a village shop and within easy walking distance of the three-mile stretch of beach, Slapton Sands.

The barn conversion comprises entrance hall with access to a cloakroom and a utility room with space and plumbing for washing machine and dryer, the entrance hall leads through to the stunning kitchen with vaulted ceilings and exposed beams. The kitchen is generous in size with a large range of wall and floor mounted, integrated appliances, a Range cooker, ample space for a large dining room table and doors leading to the decking where sea views can be enjoyed. The living room is breath-taking with its character features including exposed stone, the dual aspect windows provide an abundance of natural light and the large log burner ideal for the winter months.

Stairs lead down to the lower ground floor where the large landing can be found with tiled floor and dual aspect windows including a light well with colour changing lights for every occasion. The master bedroom offers a spacious double room with high ceilings and spotlight lighting, a large window with window seat over-looking the beautifully maintained courtyard and ensuite shower room with a large shower cubicle. There are two further double bedrooms, all naturally light and bright, the fully-tiled bathroom with shower over and an abundance of storage located throughout.

The Mangel House enjoys a beautifully maintained garden with a lawn area, private decking with beautiful views and a further seating area where the outstanding views of the sea at Slapton Sands beach can be enjoyed. The property has a large double garage with up and over doors, power and light, there is ample parking for four cars located to the front of the garages.

A beautiful three bedroom barn conversion located in the coastal village of Slapton enjoying views of the sea from the garden, a double garage and spacious modern accommodation.

- **Three Double Bedrooms**
- **Master Bedroom with Ensuite**
- **Double Garage**
- **Glorious Sea Views**
- **Character Features**
- **Quiet Village Location**
- **Walking Distance to the Coast**
- **Beautifully Presented**
- **Underfloor Heating**
- **Nearby Amenities and Pub**
- **Beautifully Maintained Garden**



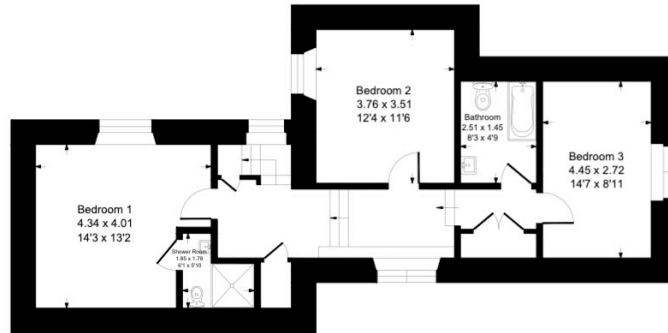
62 Fore Street, Kingsbridge, Devon, TQ7 1PP  
Telephone 01548 800 178  
kingsbridge@luscombemaye.com  
[www.luscombemaye.com](http://www.luscombemaye.com)

## The Mangel House, Poole Farm, Slapton, TQ7 2RA

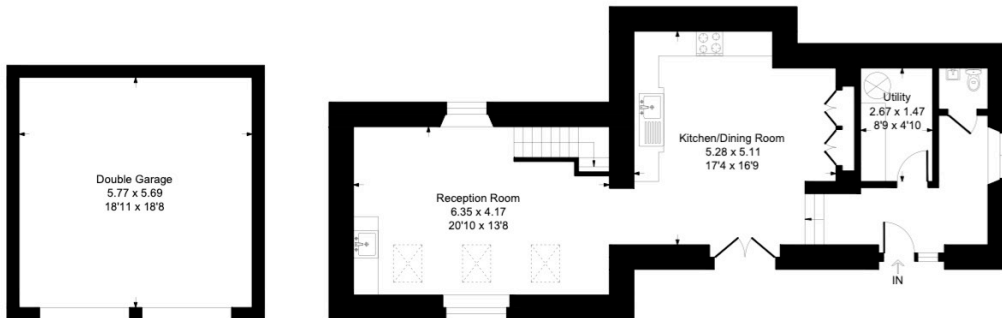
Approximate Gross Internal Floor Area = 137.6 sq m / 1482 sq ft

Garage Area = 32.8 sq m / 353 sq ft

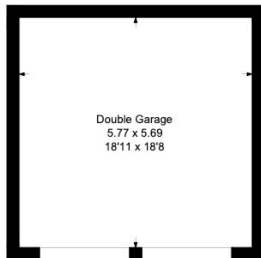
Total Area = 170.4 sq m / 1835 sq ft



First Floor



Ground Floor



Garage

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



### SERVICES

Mains electricity and water. Shared sewage treatment. Oil fired central heating.

### COUNCIL TAX

The property is in Council Tax Band E.

### 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 800178.

### DIRECTIONS

From Totnes Cross Filling Station, proceed along the road towards Kingsbridge for about 2 miles and on reaching Stanborough Hundred junction, bear left signposted towards Slapton. Continue along this road for about 4 miles and just before reaching the village of Slapton, bear right at Lower Green Cross. Continue down this road for about half a mile and the entrance to Poole Farm stone barns will be found on the left hand side.

Address: The Mangel House, Poole Farm, Slapton, KINGSBRIDGE, T...  
RRN: 0380-2431-9260-2327-3881

Energy Rating		CURRENT	POTENTIAL
Most 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			
		70	79

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