



Luscombe Maye

Since 1873

Blackler Barton, Landscove

£530,000

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Luscombe Maye are delighted to bring to market this charming three-bedroom barn conversion situated in a rural, yet convenient location nestled within the popular village of Landscope. The property's situation is amongst a significant amount of school catchment areas such as KEVICCS, South Dartmoor, Stiner, Tops, Sands and Park School, which is very advantageous for local family life. Approaching the property, you are greeted by a beautiful purple wisteria framing the front door which open into the glass panelled entrance hall perfect for storing coats and shoes. The properties character and charm with ceiling beams throughout and modern features captivate the lovely feel within the home. The double heighted vaulted ceiling living room is complimented by a wood burner situated in the corner with a slate hearth and exposed stone wall surround. A few steps lead to the kitchen which opens to the front courtyard and comprises of integrated dishwasher, electric oven and hob with beautiful oil treated wooden worktops and space for fridge/freezer. There is also space for a family dining table set to the side. The master bedroom suite is beautifully presented and has a Velux window, with wet room ensuite which has been tastefully renovated with beautiful feature tiles, WC, hand basin and rainfall shower above. Stairs then lead up to the second bedroom which is of generous size and attributed by three piece ensuite with WC, basin and shower unit. There is also a unique mezzanine space with a lovely view of the lounge and can be utilised as a home study, storage, play or game area. The third bedroom has fantastic outlooks over the courtyard with built-in storage and is serviced by the family bathroom which comprises WC, basin and bath with shower above. There is driveway parking for two cars with EV charging point adjacent to the enclosed garden which is surrounded by beautiful natural hedges. The large patio space is encompassed by a blooming natural vine and is perfect for socialising and alfresco dining in the summer months. There are two beautifully landscaped gardens and a separate orchard which can encompass a small poly tunnel. There is also space to accommodate a large trampoline, greenhouse and shed.

ttings@luscombemaye.com to discuss our range of bespoke services.



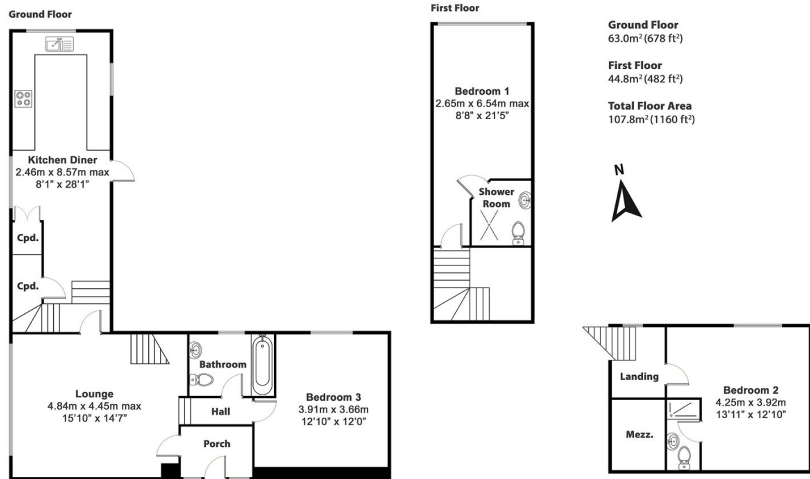
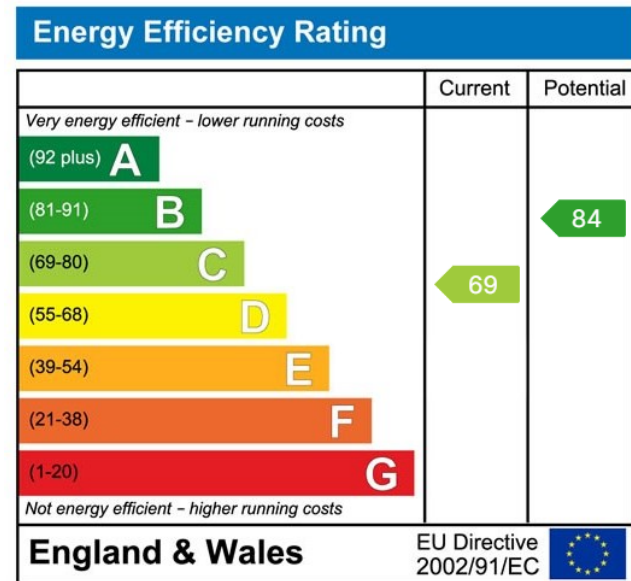


Illustration for identification purposes only, measurements are approximate, not to scale.

- Superb Barn Conversion
- Character and Charm Throughout
- Three Double Bedrooms (two of which are ensuite)
- Two Beautifully Landscaped Gardens
- Driveway Parking
- Filmed for 'Escape to the Country'
- Living Room with Woodburning Stove
- Within Catchment Area for Multiple Schools
- Three Bathrooms
- Situated in a Rural yet Convenient Location



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.