





# Meadow Barn

Seccombe Farm, Blackawton, TQ9 7QB

- Detached barn conversion
- Beautiful rural setting
- Superb country views
- Sophisticated interiors
- Full of character
- Four bedrooms
- Double garage
- Ample parking
- Gardens and pond
- 1.5 acre paddock

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



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A stunning barn conversion positioned in a secluded rural location with circa two acres of surrounding gardens and paddock.

Meadow Barn is a wonderful detached barn conversion in excellent condition with contemporary stylings and beautiful original features, this lovely rural property benefits from many modern home comforts and endless period details. Nestled on a secluded hillside with glorious views across the surrounding fields, Meadow barn is very much part of this striking South Devon landscape.

This superb home is arranged over two floors and benefits from generous proportions throughout with a versatile and practical layout. Accessed from a welcoming central entrance hall which immediately introduces you to the stone floors and timber beams which are a consistent feature of Meadow Barn, the ground floor comprises a large and open-plan kitchen and raised dining room to the front of the property with utility room to the side which offers useful secondary access to the house. To the rear are two double bedrooms, one with en-suite, and a family bathroom. All of the rooms on the lower floor have access to the tiered patio areas running alongside the length of the property, these charming and private spaces are perfect for enjoying the views over dinner and drinks.

A central solid oak staircase leads up to an impressive galleried landing and the fantastic first floor, which is designed to really show off the history and character throughout the property, offering vaulted ceilings and open plan corridors which add volume and brightness throughout. The stunning sitting room to the rear is divided into two seating areas and features a central log burner and French doors leading to a large sun deck outside. There is a gorgeous main bedroom to the front of the house with vaulted ceiling and en-suite bathroom in addition to a study (or additional bedroom).

A long winding private driveway leads to Meadow Barn and hardstanding to the front with extensive space for parking and a double garage. The overall plot is circa two acres with beautiful and well-established gardens and a pretty spring fed pond, a gentle grassy slope leads to an enclosed paddock and the views down through the valley are sensational.

Meadow Barn offers a true South Devon rural location for those looking for privacy and tranquillity. There are various villages and hamlets nearby with pretty Blackawton roughly a mile and East Allington 1.5 miles away, the stunning South Devon coastline with its many wonderful beaches is easily accessible as are the endless country walks. Its Central South Hams location means that Kingsbridge and Salcombe to the South, Dartmouth to the East and Totnes to the North are only a short drive of 5 to 10 miles.

Meadow Barn is an exceptional home, steeped in history and full of character, offering stylish modern interiors and a delightful Westcountry outlook and location.

An existing planning permission permits the erection of a double garage adjacent to the Barn.





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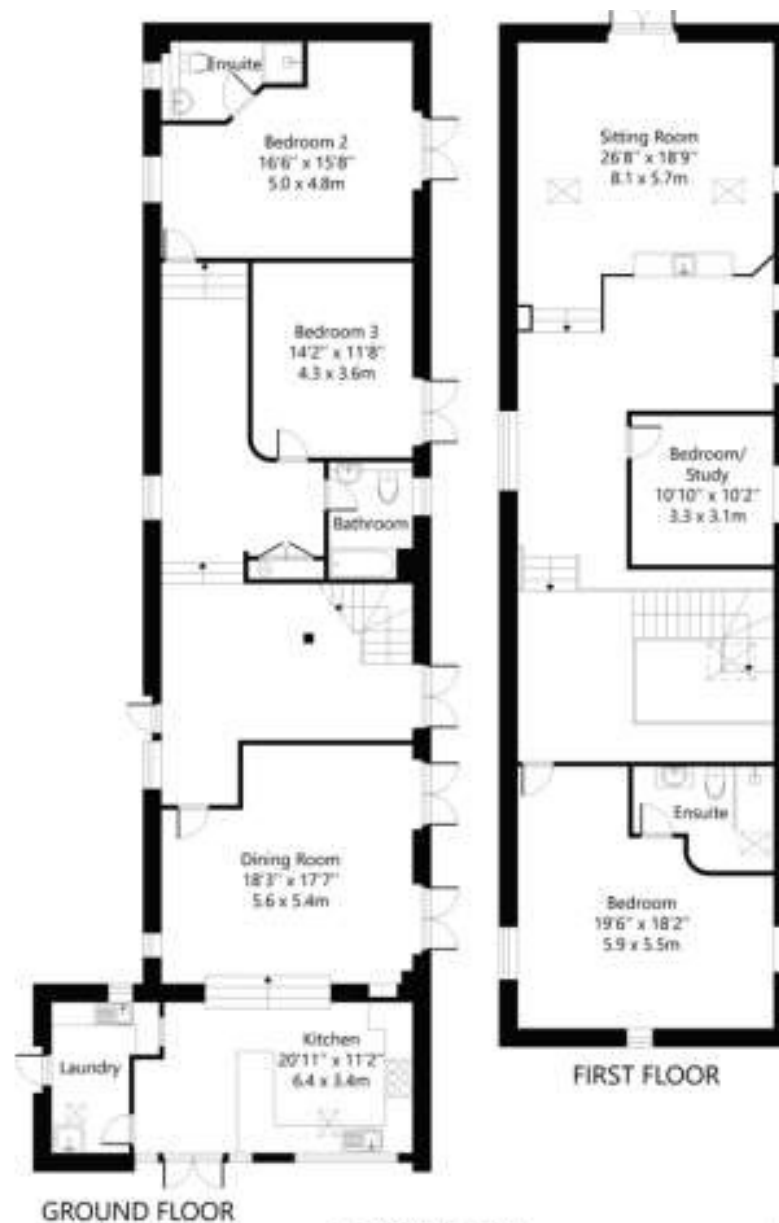
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SERVICES: Mains electric, water, private drainage. Oil fired central heating.

TENURE: Freehold

LOCAL AUTHORITY AND COUNCIL TAX: South Hams District Council. Council Tax: F





GROUND FLOOR

FIRST FLOOR

MEADOW BARN

Total area 272 Sq.m (2924 Sq.ft) Approx.  
(Excluding Outbuildings)

*NB. This Floor Plan is for illustrative purposes only,  
all dimensions are approximate.*



