



Luscombe Maye

Since 1873

# The Old Barn, Kingston

Guide Price £565,000

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An immaculately presented three bedroom semi-detached barn conversion located in the heart of Kingston. Kingston is a popular village with a brilliant community, located just a miles' walk from the breathtaking Wonwell Beach. From Kingston there are an abundance of public footpaths leading to breathtaking walks along the South Devon coastline towards Bigbury on Sea and Burgh Island.

This characterful property has been thoughtfully and sympathetically modernised to create a lovely and spacious family home. The ground floor comprises entrance porch with space for shoes and coats, a modern kitchen/dining room finished to the highest of standards with modern appliances and views over the garden. The living room is generous in size with exposed beams and a log burner with stone surround, from the living room French doors lead to a large patio area where countryside views can be enjoyed.

The ground floor also offers a pantry with velux window, utility room with space and plumbing for appliances, a downstairs shower room which is perfect when returning from the beach and a rear porch which has been improved to offer great storage for watersports or countryside equipment.

On the first floor are three double bedrooms, the master bedroom is a spacious room with dual aspect windows framing the countryside views, exposed beams and hand basin. The two further rooms are lovely in size and both benefit from an abundance of natural light. There is also the family bathroom comprising bath with handheld shower, pedestal hand basin and WC.

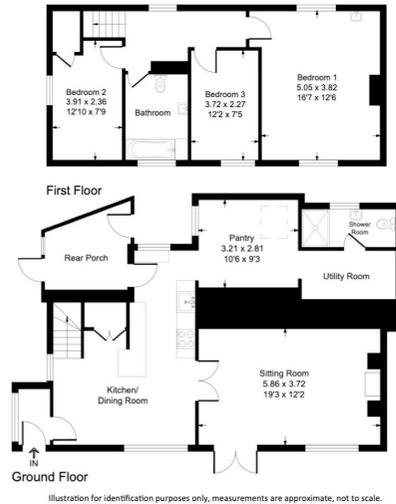
Outside is the level, enclosed south westerly facing garden with a patio area perfect for al fresco dining, a large lawn, storage shed/workshop and ample driveway parking.

Mains electricity, water and drainage. Oil fired central heating. Freehold.

Council Tax Band E.



Approximate Gross Internal Floor Area = 127.4 sq m / 1372 sq ft



- Characterful Barn Conversion • Ample Driveway Parking
- Level Front Garden
- Immaculately Presented
- Walking Distance to Wonwell Beach
- Countryside Views
- Short Drive to Modbury Town Centre
- Idyllic Village Location
- Three Double Bedrooms
- Coastal Walks to Bigbury Beach



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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.



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