







Willings Barn

Bigbury, Kingsbridge, TQ7 4AP

Upon entering Willings Barn is the spacious entrance hall on the ground floor where three double bedrooms, the master benefiting from a modern ensuite shower room, family bathroom and utility area can be found.

The split staircase leads to the first floor, on the left is access to the open plan kitchen/reception room with vaulted ceiling, exposed beams and triple aspect windows. The kitchen has been recently improved and finished to the highest of standards offering a range of integrated appliances, abundance of mounted storage and a character feel. The living room area has French doors opening onto the private balcony with outstanding views over the countryside to the sea beyond. To the right of the staircase is a generous and versatile room that lends itself perfectly as an additional reception room or large double bedroom with ensuite shower room and a storage cupboard.

Outside, Willings Barn has a generous plot with a high-degree of privacy, there is ample driveway parking on offer via the gated entrance as well as space for boat storage. The lawn is vast with an elevated level section to enjoy the sun, further sloping area to the end with a wild flower section at the bottom. The property benefits from outbuildings that are ideal for storage, with one of the outbuildings contains the domestic fuel tank and a further acting as the boiler room at the end of the property.

An immaculately presented, four bedroom detached barn conversion located within a short drive of nearby beaches and enjoying far-reaching sea views.

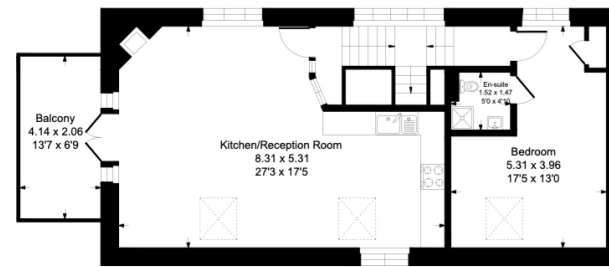
- **Detached Barn Conversion**
- **Four Double Bedrooms**
- **Generous Gardens**
- **Ample Driveway Parking**
- **Sea Views**
- **Immaculately Presented**
- **Coastal Village Location**
- **Outbuildings**
- **Short Drive to Bigbury Beach**
- **Coastal and Countryside Walks**



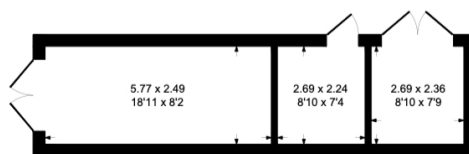
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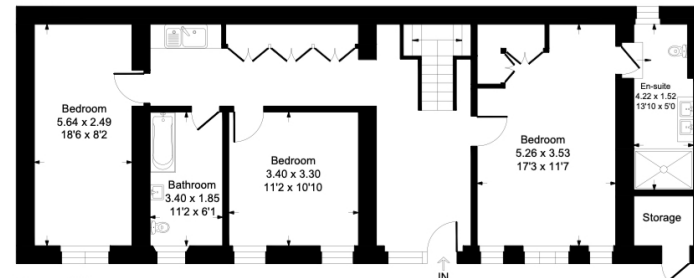
Willings Barn, Bigbury, TQ7 4AP
 Approximate Gross Internal Floor Area = 164.7 sq m / 1773 sq ft
 Outbuilding Area = 26.5 sq m / 286 sq ft
 Total Area = 191.2 sq m / 2059 sq ft



First Floor



Outbuilding



Ground Floor

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyance process.

Council Tax Band E.

Freehold.

Standard construction.

Electric: mains Water: mains Heating: Oil Sewerage: private - septic tank. Broadband: ADSL Mobile signal: <https://checker.ofcom.org.uk/>

Driveway parking.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234

VIEWINGS

Strictly by appointment with Luscombe Maye 01548 830831. what3words: shaves.according.hotdog

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		