



Luscombe Maye
Since 1873

Kingston, TQ7 4PU
Guide Price £125,000

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A detached stone barn, currently used for storage, in the centre of Kingston with an attached single garage offering private parking. The barn comprises an open plan studio with mezzanine and a rear room with sink and store. There is the potential for a kitchenette with sink and shower room. There is a rear covered pathway leading to an outside attached wc. The barn was converted into its current form by a local builder approximately 15 years ago. The barn is original stone with a slate roof, the garage is rendered block work, damp-proofed floor and a corrugated aluminium roof. The barn windows are double glazed, the property is freehold and served by metered water supply, mains drainage and electricity on a smart meter with electric heaters. There is currently no broadband or telephone, but these are readily available in Kingston.

Kingston is a sought after village in the South Hams area of South Devon with nearby beaches and local pub it remains an unspoilt and peaceful village. The nearest town of Modbury is about 3 miles away, the larger town of Kingsbridge, offering a greater and wider range of recreation and commercial facilities is about 8 miles distant and the A38 dual carriageway expressway, connecting to the M5 motorway and national road network.

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty'. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, baker, grocers, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile library.

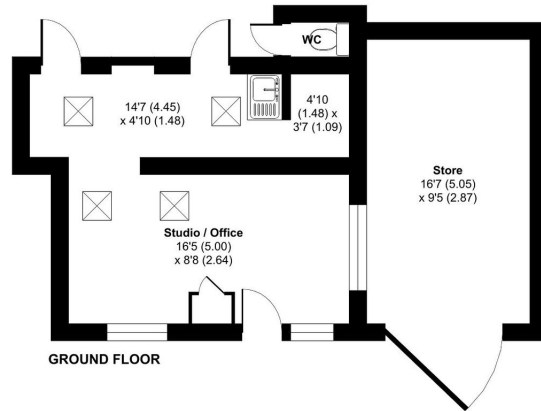
Nearby is the magnificent South Hams coastline, offering fine cliff top and coastal walks, beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses being available at Thurlestone and Bigbury, and Dartmoor National Park is within easy reach to the north.





Stone Barn, Kingston, TQ7

Approximate Area = 247 sq ft / 22.9 sq m (excludes wc)
 Store = 156 sq ft / 14.4 sq m
 Total = 403 sq ft / 37.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1306559



- Detached stone barn
- Village centre location
- Potential for accommodation
- Single garage
- Character features
- Walking distance to the South Devon coastline
- Exciting opportunity for a potential buyer
- No onward chain



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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