



Luscombe Maye
Since 1873

Lincombe Barn, Bigbury, South Devon, TQ7 4BD

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Sitting in just over a third of an acre, this modern converted barn has been tastefully renovated to the highest standards with attention to detail throughout. The property offers spacious accommodation focused towards the panoramic views and is an ideal quiet retreat or family home. Coming in through the lower front door you enter the entrance hall and are welcomed by attractive stain glass doors. The entrance hall offers coat and boot storage and access to the utility room with appliances and a Butlers sink. The ground floor offers spacious accommodation which comprises three bedrooms and two bathrooms. The master bedroom is a very large room which has fantastic views and doors onto a paved area of the garden. The master has an ensuite bathroom with free-standing bath, shower, handbasin and heated towel rail. Down the hall are two further double bedrooms with lovely views. The family bathroom has a bath with overhead shower, hand basin and WC. Stairs lead up to the ground floor with generous entrance hall enjoying natural light. The main living areas are on this floor. The sitting room has floor to ceiling windows which frame the stunning views. It has a vaulted ceiling with Bioethanol burning stove. There is a galleried area with room for a small desk and work-space. The study is alongside and is a cosy room with exposed stone wall, views over the garden and a large TV. In the hall, is a cloakroom with WC and hand basin. To the far end of the hall is a large kitchen/dining room with fitted units, a range of integrated appliances, granite countertop and breakfast bar. The views from the kitchen are stunning and overlook the garden down to the estuary. An external staircase leads from the kitchen to the garden which allows for ease of outdoor dining. The large windows on this floor, in both the kitchen and living areas, have electric blinds. Stairs lead up from the kitchen to a large double bedroom with character features and Velux windows. There is a bathroom with shower and bath and a large cupboard. Leading from the bathroom is an extensive loft area, fully boarded, which is perfect for storage. Outside, the property has a lovely private garden spreading to just over a third of an acre, with a range of lawned areas, bridges and a stream. An enclosed terrace area sits in the centre of the garden and is perfect for sheltered outside dining in the summer months. There is an ample parking to the rear and a lean to shed which houses the water treatment plant and also offers some storage space for outdoor equipment.





- Detached barn conversion
- Outstanding countryside and water views
- Superb contemporary finish
- Four double bedrooms
- Unique rural location
- Nearby sandy beaches
- Plenty of parking
- Surrounded by countryside walks
- Generous lawned garden
- Overlooking the River Avon

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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Use the QR code for further "Material Information" about this home

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