



Kingston Springs Farm











# Kingston Springs Farm

Brownstone Road, Kingswear, Devon, TQ6 0EG

Dartmouth 3 miles Totnes 11 miles Exeter 30 miles

A beautiful barn conversion offering versatile accommodation and various outbuildings set in 6.34 acres of gardens and grounds nestled in the rolling South Hams countryside.

- Stunning Rural Setting
- 6 Bedrooms
- Annexe Potential
- Various Outbuildings
- Freehold
- In all 6.34 acres
- 3 Bath / Shower Rooms
- Parking & Garaging for Several Vehicles
- 22 x 20m Barn
- EPC E / Council Tax F

Guide Price £1,150,000

## Stags Dartmouth

9 Duke Street, Dartmouth, Devon, TQ6 9PY

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## The London Office

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**SITUATION**

Kingston Springs Farm occupies a peaceful position in the rolling South Hams countryside yet only moments from the coast and the pretty village of Kingswear. The property offers easy access to the stunning south west coastal path which leads to many quiet beaches and coves nearby. Just half a mile away is the enchanting National Trust property Coletton Fishacre which consists of a 24 acre garden and a beautiful house in the Arts and Crafts style. Also located nearby is the Daymark, a 24m (80 ft) octagonal limestone day beacon built in 1864 and Brownstone Battery, a WWII coastal defence position.

Kingswear sits on the sunny east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is one of the most picturesque in the South Hams offering two popular pubs, a tapas wine bar, coffee shop, post office, village shop and a church. Kingswear is popular with the sailing community and offers excellent marina facilities, deep-water moorings and is home to the Royal Dart Yacht Club. There is plenty to do in the area with the South West footpath on your doorstep, an abundance of beaches, coves and golf courses nearby. A seasonal steam train service operates to Paignton whilst a regular bus service links to the towns in Torbay. A 5-minute passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants. The South Devon Expressway (A380) is 11 miles away and provides speedy access to Exeter and the country beyond whilst main line rail links to London Paddington can be made in Totnes and Newton Abbot.

**DESCRIPTION**

Kingston Springs Farm is a beautiful, traditional stone barn set in an idyllic location in the rolling South Hams countryside. The property enjoys a great deal of privacy in an idyllic setting yet is conveniently located for easy access to the surrounding towns and villages. The spacious and versatile, reverse level accommodation is arranged over two floors with the potential for a self contained annexe on the ground floor. The thoughtfully arranged annexe offers the potential for multi generational living or income potential as it can be completely separate from the main accommodation with its own external access or it can be easily integrated as part of the rest of the house with its own living space. The property is bright and airy with the first first floor accommodation enjoying far-reaching views across Start Bay to Slapton Sands. On the first floor is a superb sitting room and kitchen/dining room both with vaulted ceiling and exposed beams. There are up to six bedrooms and three bath/shower rooms as well as a utility room. The property is nestled in approx. 6.34 acres of wonderful grounds and there are various outbuildings including a sizeable 22 x 20m barn providing a variety of potential uses. To the rear of the property is a paddock which has its own access from the road and would be suitable for a pony. Kingston Springs Farm presents a rare lifestyle opportunity in a truly beautiful location.

**ACCOMMODATION**

The front door leads to a magnificent, double height entrance hallway with built in storage providing space for shoes and coats. A beautiful turned stair case rises to the galleried first floor landing passing an exposed stone wall with vaulted ceiling, exposed beams and feature former agricultural drive wheels. Leading from the landing is the wonderful sitting room which is bright and airy with triple aspect windows and patio doors leading to a paved terrace which is perfect for alfresco dining and entertaining. In the cooler months a wood burning stove provides a warming focal point. Also accessed from the landing is the smartly finished kitchen/dining room which features a range of floor and wall mounted units and a range of integrated appliances including an electric oven, microwave, hob, fridge/freezer, dishwasher and a charming oil fired Rayburn Nouvelle range cooker. A window from the kitchen provides far-reaching views over the surrounding countryside and across Start Bay to Slapton Sands. Next to the kitchen/dining room is a hallway with built in cupboard and an external door leading to the driveway. Accessed from the hallway are two bedrooms including the spacious, principle bedroom with dual aspect windows. The bedrooms are served by a bathroom which includes a corner bath with shower over, WC, wash hand basin and heated towel rail.

Accessed from the entrance hall on the ground floor is a bedroom/study, a utility room with built in storage units, sink and space and plumbing for a washing machine as well as other appliances and a shower room with WC and wash hand basin.

A separate external door leads from the driveway to a separate hallway with airing cupboard and storage cupboard providing space for shoes and coats. Leading from the hallway is a versatile room which is currently utilised as the living space for a self contained annexe. The room has a fitted kitchen with a range of floor mounted units below tiled surrounds, an integrated electric oven, hob and there is space for a fridge. The living space has room for sitting and dining furniture and has a door opening to a patio which provides outside space for the annexe. The annexe can offer up to three bedrooms depending on use as one of the bedrooms has a door leading back to the entrance hallway for the main accommodation, making this perfect for multi generational living. The annexe is served by a shower room with WC, wash hand basin and heated towel rail.







#### GARDEN, GROUNDS AND OUTBUILDINGS

The property is situated on a quiet, private driveway which leads to two driveways that serve Kingston Springs Farm. The gardens surrounding the property are mostly laid to lawn and have been beautifully landscaped to create level areas to enjoy the sunshine throughout the day. The gardens are bordered and interspersed by mature shrubs and trees which provide a great deal of privacy and tranquillity and the lower borders are well stocked and full of colour. Towards the top of the garden is an area of orchard with a variety of fruit trees. From here wonderful far-reaching views of the surrounding countryside and toward s the sea in the distance can be admired. There is ample parking for several vehicles in front of the sizeable garage which has power and light and provides parking for up to eight vehicles. Next to the garage is a linney which features a beam which was once the mast of a ship salvaged from Brixham harbour. The linney is a versatile space providing a sheltered storage for logs or other materials. Behind the garage is a former stone stable which could easily be reinstated. The stable is within close proximity of the paddock which measures approx. 4.8 acres of mostly level land enclosed by post and rail fencing. A separate driveway leads from the road to the paddock and sweeps around the rear of the property leading to a 22 x 20m barn which provides space for animals or storing a boat, motorhome or other machinery.

#### TENURE

Freehold.

#### SERVICES

Mains electricity. Private water and drainage. Oil fired central heating.

Standard broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

#### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

#### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS

From Churston, take the A379 towards Kingswear and Dartmouth. On reaching the roundabout at Hillhead take the second exit straight over. Take the next left onto Slappers Hill signed Kingswear. Take the next left signed Boohay, Nethway, Kingston. Continue on this road towards Coleton Fishacre for approximately 1 mile and turn right into Kingston Farm and the property can be found a short distance along on the right.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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