



Southdown Barn,







# Southdown Barn,

Southdown, Brixham, Devon, TQ5 0AJ

Dartmouth 4 miles Totnes 10 miles Exeter 29 miles

A wonderful barn conversion set in 2.73 acres of gardens, grounds and various outbuildings nestled in the rolling countryside and only moments from the beach.



- Stunning Rural & Sea Views
- 4 Bath / Shower Rooms
- Paddock with Field Shelter
- Various Outbuildings
- Leasehold
- 6 Bedrooms
- In all 2.73 acres
- Driveway Parking for Several Vehicles
- Successful Holiday Let
- EPC G / Council Tax G

Guide Price £1,350,000

## Stags Dartmouth

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@StagsProperty

## SITUATION

Southdown Barn is nestled in a truly magical location in the South Devon Area of Outstanding Natural Beauty, set in glorious rolling countryside and only moments from stunning coastline.

The South West coast path is on the doorstep with some of the finest coastal walks and scenery available in the area. Only a short walk from the property is the wonderfully secluded beach of Man Sands. A hidden gem amongst the larger and busier beaches in the area, Man Sands is a pebble beach with sand exposed at low tide. Immediately behind the beach, the sea has been allowed to reclaim a field, forming a lagoon and creating a haven for birds and wildlife.

Despite its seclusion the property is conveniently located between the town of Brixham and pretty village of Kingswear. The historic town of Brixham at the southern end of the sheltered Tor Bay is a bustling harbour side town famous as a fishing port, and has one of the largest fishing fleets in the United Kingdom. The fresh catch is sold in the Fish Markets located on the quayside. The town has a long-enriched history and is famous for its Napoleonic connections, with the landing of William of Orange on the Quay in 1688. There is a very impressive marina, eternally popular with the boating fraternity, and many fine restaurants.

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, primary school 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 10 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

Southdown Barn is a collection of beautiful limestone barns with natural slate rooves nestled into wonderful rolling countryside in a stunning coastal location. 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. Currently utilised as an exclusive holiday let the property would equally suit a family with large receptions rooms, six bedrooms and various outbuildings offering a wealth of potential uses. The gardens and grounds extend to 2.73 acres and includes a paddock suitable for a pony. Southdown Barn presents a rare lifestyle opportunity in a truly beautiful location.

## ACCOMMODATION

A short set of stone steps lead from the parking area to a gravelled path and the charming, stable front door. The door opens to a most practical entrance hall with utility room, cloakroom, door opening to the garden and a part glazed door opening to the magnificent open plan living space. This stunning room features a vaulted ceiling, exposed beams and exposed stone walls providing a gentle reminder of the heritage of the building. The kitchen is well equipped to cater for large family gatherings with a range of floor and wall mounted units as well as an island dividing the kitchen from the dining area making this a social space and perfect for entertaining. The kitchen has space for an American style fridge/freezer, dishwasher and range cooker whilst there is an additional integrated electric oven. Beyond the dining area is plenty of space for sofas and there is a door leading to the garden via a set of steps. Next to the open plan living space is a beautiful drawing room with another fabulous vaulted ceiling with several windows overlooking the garden and a superb Swedish wood burning stove providing a warming focal point to the room.

A wide, feature staircase leads from the drawing room to the lower ground floor and the six bedrooms on offer. The bedrooms are arranged into two wings with three at one end and three at the other. All six bedrooms will accommodate at least a double or twin bed and many have their own direct access to the garden. Two bedrooms enjoy ensuite facilities whilst there is an additional family bathroom with luxurious claw and ball bath and a shower room.





### GARDEN, GROUNDS AND OUTBUILDINGS

A wooden five bar gate opens to the recently laid tarmac driveway. The driveway leads to the parking area where there is ample space to park several vehicles in front of an open linhay. The linhay is open on one side and divided by red brick piers. Currently utilised for garaging and as a log store the space would suit for storage of a boat or kayaks or could be used as a workshop. The linhay houses the LPG fired boiler and hot water cylinder. The beautiful gardens which are mostly laid to lawn can be accessed from many of the rooms in the barn. Leading from the entrance hall to the top of the garden is a breath taking, panoramic view of the sea and across the valley leading down to Man Sands beach. The gardens are loosely divided into three areas arranged around the barns and are interspersed by a variety of mature trees providing shelter and privacy. There are various areas to sit and enjoy the sunshine throughout the day as well as a paved terrace which is perfect for alfresco dining.

Across from the driveway is one of two gates opening to the gently sloping paddock which has a field shelter and is enclosed by a post and rail fence. Next to the driveway is The Cider Press Barn which is a two-storey detached building offering much potential. The barn can be accessed from first floor level via an external staircase or from large double doors opening to the ground floor. Currently the ground floor is utilised as storage for garden equipment and retains part of the former cider press whilst the first floor could serve as a home office or artist's studio. Next to the Cider Press Barn and enclosing the pretty courtyard of stone buildings is the Games Barn. Formerly stabling, the space has been transformed to offer a large, versatile open room with power light and heating. Next to the courtyard and across the driveway is the Tankhouse which is a small, single storey stone barn which houses the water storage tank and the filter and UV treatment plant for the private water supply.

### TENURE

Leasehold – Lease granted by the National Trust in March 2004. Term: 99 years with a right to apply for a statutory 50-year extension. Enfranchisement: The property is inalienable and is exempt from enfranchisement. Subsequently without buying the Trust's reversionary interest there is no statutory right to acquire the freehold by enfranchisement. Rent: £50 per annum with rent reviews restricted to an increase limited by the Retail Price Index (RPI). Insurance: The lessee reimburses the Trust for insuring the property. Rights of Way: The Trust reserves the right of access along the track between the paddock and the barns for agricultural purposes only. Repairs: The lessee is responsible for all repairs. Use: Residential / Equestrian / Agricultural / Bed & Breakfast / Holiday Letting.

### SERVICES

Mains electricity. Private water supply and drainage. LPG central heating and an air source heat pump. 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.

### 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 exit signposted for Brixham and follow Kingswear Road down the hill. Ignore any SatNav instructions to follow Gattery Lane and continue on the road towards Brixham. Kingswear Road will then become Milton Street. After a short distance turn right on to Southdown Hill and proceed up the hill. Continue straight on to Southdown Road where you will find the property towards the end of the road on the left-hand side.



Total area: approx. 525.2 sq. metres (5653.1 sq. feet)



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>		59
(39-54) <b>E</b>		
(21-38) <b>F</b>	15	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



