



South Orchard House



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Preston Down Road, Preston, Devon, TQ3 1RN

Totnes 5 miles Newton Abbot 6 miles Exeter 21 miles  
Plymouth 38 miles

This charming three-bedroom barn conversion with stunning landscaped gardens and parking occupies a private corner plot and is ideally located on the cusp of the South Hams countryside with easy connection to the towns of Torbay.

- Modernised Barn Conversion
- Three Bedrooms (Two Ensuite)
- Bespoke Garden Chalet/Office
- Moments from Ocombe Valley Woods
- Service Charge £1,080.00 pa
- Far-Reaching Countryside Views
- Landscaped Gardens
- Garage & Two Allocated Spaces
- Leasehold - 999 years from 2003
- Council Tax Band E

Guide Price £575,000

## SITUATION AND DESCRIPTION

Forming part of Ocombe Barns, a charming courtyard of converted barns built in 1900, South Orchard House is situated on the rural outskirts of Preston near Ocombe Farm where there is a cafe, nature trails and woodland walks taking you close to the seafront through Scadson Woods. There are also trails leading from near the property through Ocombe Valley Nature Reserve.

The nearby village of Marldon offers a comprehensive range of village amenities including shops, public houses and primary school. Torquay, Paignton and the English Riviera are within easy reach, as are the beaches of the wider Tor Bay area. The medieval town of Totnes is some 5 miles away, and Dartmouth is also easily accessible via the car ferry at Kingswear.

This barn is a deceptively spacious and light barn conversion on a corner plot affording it a great deal of privacy within the development. The house has been extensively refurbished by the current owners and the property comprises briefly of three bedrooms (two with ensuite facilities) and a potential fourth bedroom if desired, a spacious sitting room connected to the dining room, a well-appointed kitchen with a large central island, two allocated parking spaces plus a garage, landscaped gardens and a garden chalet.



## ACCOMMODATION

A glass panelled front door opens to a bright entrance hallway, tiled for ease of maintenance, which leads on the left to the sitting room. The sitting room is a well-proportioned and neutrally decorated space with ample room for a three-piece suite and a feature electric fireplace hanging on the wall. Through a large opening in the sitting room is the dining room with stylish downlit bar area. If desired, the dining room could very easily be closed off to create a downstairs bedroom. There are two store cupboards on this level with useful cloaks and utility storage. Opposite the front door is a downstairs WC with wash hand basin, with skylights thoughtfully built into the staircase above to make this a lighter space. To the right of the entrance hall are steps leading up to a large kitchen with cream-coloured floor-and-wall-mounted units, granite worktops, a large central island with storage and a wine rack built in, five-ring gas hob with extractor fan over, double eye-level ovens built-in, white Belfast sink with stainless steel tap over, and space for an American-style fridge/freezer. The principal bedroom is on the first floor of the home enjoying stunning countryside views and ample built-in storage and shelving, as well as ensuite facilities comprising of WC, wash hand basin, and shower cubicle. Bedroom three across the hall is also a generous double bedroom with built-in storage and characterful beams above the bed. Stairs rise to a half-landing where bedroom two is situated, also boasting a modern ensuite shower room. The family bathroom is located between bedrooms one and three, and comprises of a bathtub with shower over and glass screen, wash hand basin with storage under and an illuminated mirror above, WC, and a useful ledge at the edge of the bathtub for storage of shower accessories.

## GARDEN AND PARKING

A tastefully designed garden sits to the rear of the property, accessible via the hallway off the kitchen onto a resin-bound patio area on which a log cabin-style shed sits. If you enter the garden from the living room you walk onto a circular patio area with paving and durable resin flooring. Beyond this patio is a totally private decked area with inset hot tub and retractable awning above to provide shelter or shade. Gravelled pathways border a large area laid to lawn, and a paved stepping stones lead up to a bespoke chalet. The chalet comprises of two main parts: a covered seating area with heaters and electric providing a usable space for lounging or entertaining in all weather, as well as a secure garden office with space for an indoor sitting area as well as a study space. Views of the countryside can be enjoyed from the garden also. To the front of the property are two allocated parking spaces, one with overnight electric car charging point, and space for potted plants. A single garage with power and light is located towards the entrance of Occombe Barns.

## SERVICES

Private drainage, mains electricity, gas and water. Gas central heating. Standard, Superfast and Ultrafast broadband supplied by Openreach available in the area. Mobile networks available are O2 and Vodafone.

## TENURE

Leasehold - 999 years from 2003. Service charge is £1,080.00 pa and includes communal insurance. No pet or holiday letting restrictions.

## DIRECTIONS

From Exeter head towards Torquay on the A380, follow the new South Devon Link Road and on reaching the traffic lights take the right hand lane on to Hamelin Way signed Paignton. At the second roundabout turn left signed Preston. After approximately 100 yards you will see the entrance to Occombe Barns on the right, just before the entrance to Occombe Farm on the left.



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.



Approximate Gross Internal Area = 160.8 sq m / 1731 sq ft  
 Outbuilding = 17.5 sq m / 188 sq ft  
 Total = 178.3 sq m / 1919 sq ft

**Ground Floor**

**First Floor**

**Outbuilding**

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID957024)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	82
EU Directive 2002/91/EC			

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