



GREAT TORR BARN KINGSTON


MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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Great Torr Barn Kingston | Devon | TQ7 4HA

Mileages

Plymouth - 15 miles | Modbury - 4 miles

Kingsbridge - 8 miles

(All mileages are approximate)

Accommodation

Ground Floor

Principal bedroom with en suite, three further double bedrooms, family bathroom, utility room and separate WC

First Floor

Sitting room, dining room, kitchen and double bedroom with en suite

Annexe

Open-plan kitchen/living/dining room and bedroom with en suite

Outside

Heated indoor swimming pool with shower facilities, double garage, landscaped gardens with mature planting, terraced seating area and paved driveway

Prime Waterfront & Country House

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94 Fore St, Kingsbridge, TQ7 1PP



AT A GLANCE

A beautifully appointed five-bedroom detached barn conversion with a self-contained annexe, indoor swimming pool and private gardens, within walking distance of Wonwell Beach.

THE PROPERTY

Great Torr Barn is an impressive South Hams residence occupying a private position within the highly regarded coastal village of Kingston. Approached via a gated driveway, the property offers substantial and versatile accommodation arranged over two floors, complemented by a detached one-bedroom annexe, double garage and generous parking.

The property combines attractive period features, including exposed beams, vaulted ceilings and natural stone detailing, with light-filled interiors and a practical layout suited to modern family life, entertaining and multi-generational living.

Detached from the main house, the self-contained annexe provides valuable additional accommodation and could be used for guests, extended family, home working or studio space.

ACCOMMODATION

The welcoming entrance hall leads to four generous double bedrooms on the ground floor. These include the principal bedroom, which benefits from an ensuite shower room and direct access to the gardens. A well-appointed family bathroom, utility room and cloakroom complete this level.

The first floor is centred around an impressive open-plan sitting and dining room, where vaulted ceilings and exposed beams create a wonderful sense of space. An exposed stone fireplace forms a focal point between the two areas, while the windows frame views across the surrounding countryside.

The adjoining kitchen is fitted with a good range of units and work surfaces, together with a breakfast bar and space for appliances. A further double bedroom with a vaulted ceiling, countryside outlook and ensuite shower room completes the main accommodation.







GARDEN & GROUNDS

Great Torr Barn is set within private, level and thoughtfully landscaped gardens. A generous lawn is surrounded by established planting and mature borders, while several terraces provide attractive areas for outdoor dining and enjoying the gardens throughout the day.

A heated indoor swimming pool with shower facilities offers an excellent year-round leisure amenity, with views across the surrounding gardens creating a calm and private setting.

The property is approached via a gated driveway providing generous parking for residents and visitors, together with access to the substantial double garage.

LOCATION & SITUATION

Great Torr Barn is situated within Kingston, a sought-after South Hams village known for its strong community, rural surroundings and proximity to the South Devon coastline.

Wonwell Beach is within walking distance and offers an unspoilt stretch of sandy shoreline, rock pools and access to some of the South West's finest coastal walking routes. The nearby market town of Modbury provides a range of independent shops, cafés, restaurants and everyday amenities, while Kingsbridge offers a broader selection of facilities and services.









Property Details

Services:	Mains Electricity, Water and Drainage. LPG Gas central heating
EPC Rating:	Current: E (45) Potential: D (65)
Tenure:	Freehold
Council Tax:	Band G
Local Authority:	South Hams District Council

Key Features

- Detached five bedroom barn conversion
- Walking distance of Wonwell Beach
- Highly regarded coastal village location
- Detached one-bedroom self-contained annexe
- Heated indoor swimming pool
- Private level gardens
- Gated driveway parking
- Double garage

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From Modbury, proceed south on the A379 towards Kingston. Continue through the village of Aveton Gifford and follow signs towards Kingston. Upon entering Kingston, continue through the village and Great Torr Barn will be found in a quiet position within the village, approached via a gated driveway.

Viewing

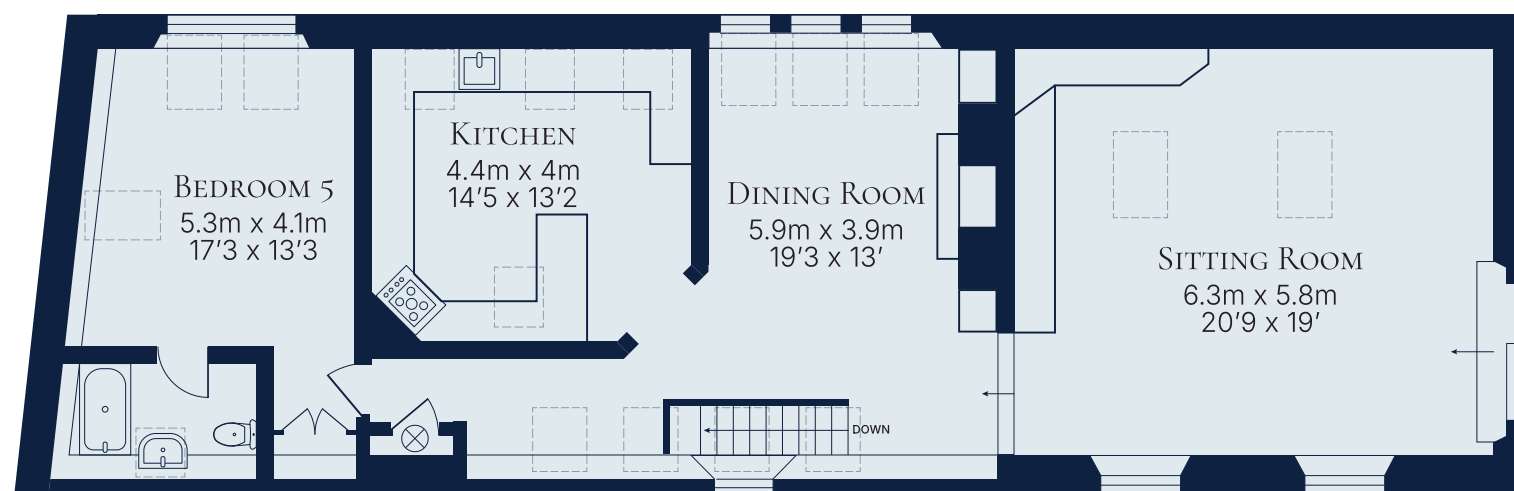
Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163.



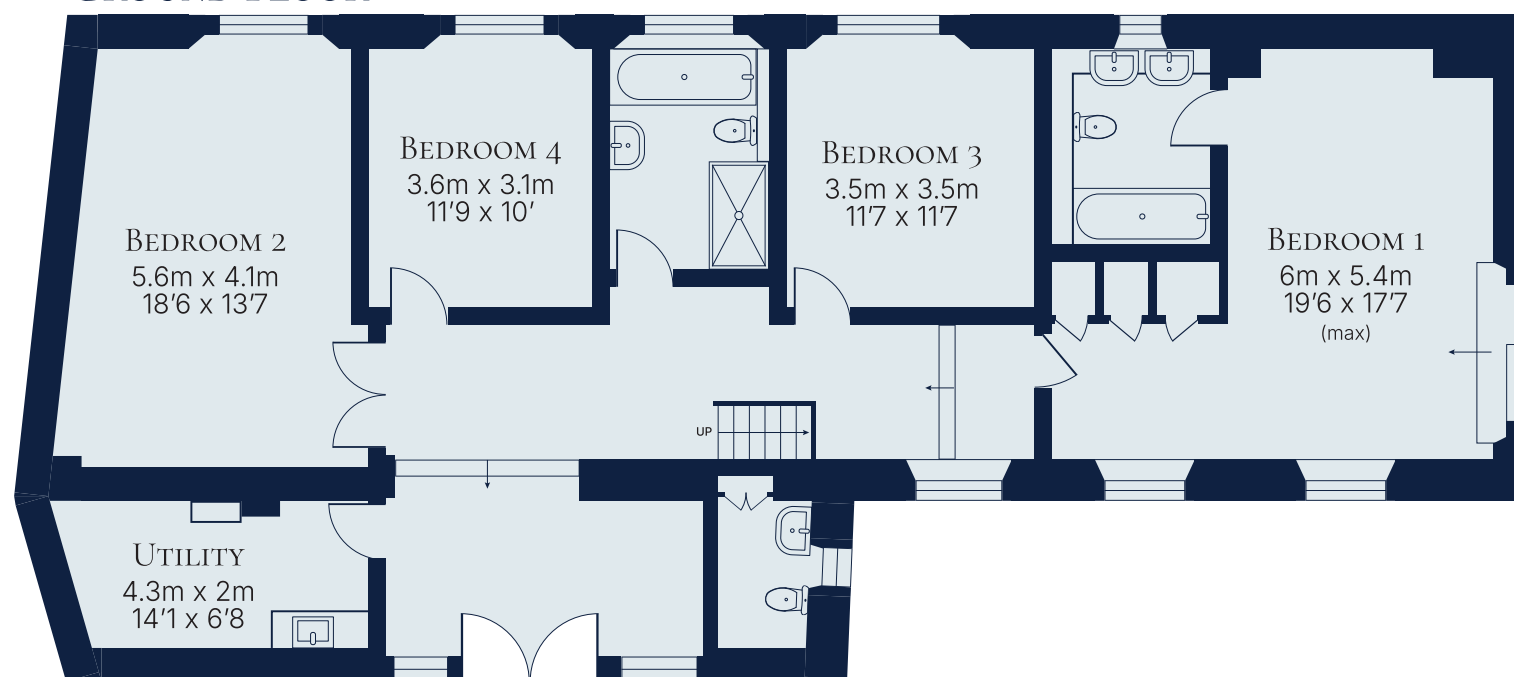


APPROXIMATE AREA
Main House : 241m² | 2589ft²
Total : 361m² | 3886ft²

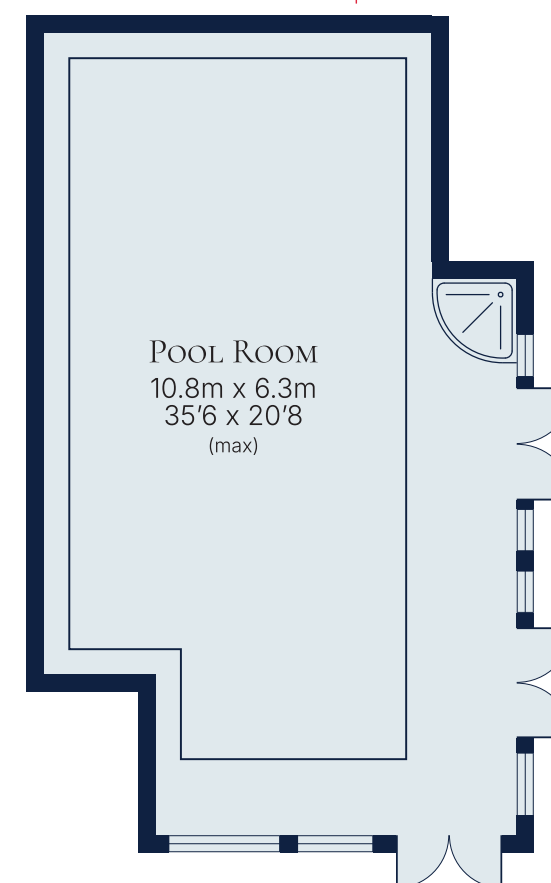
FIRST FLOOR



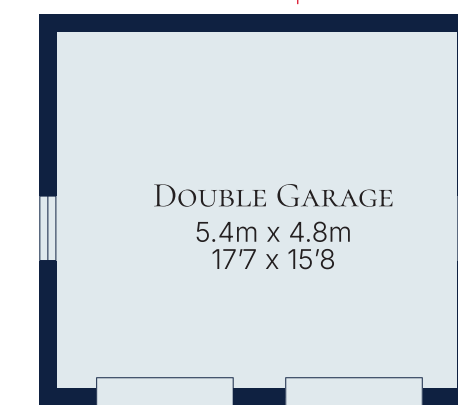
GROUND FLOOR



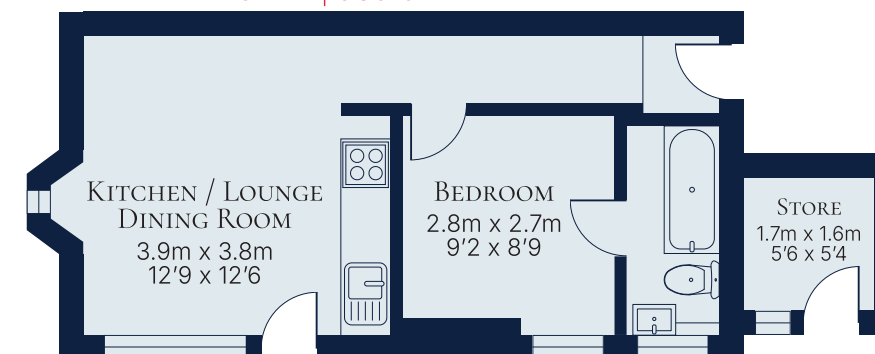
POOL ROOM 61m² | 660ft²



GARAGE 26m² | 275ft²



ANNEXE 34m² | 365ft²



FOR IDENTIFICATION ONLY - NOT TO SCALE

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.






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