

THE OLD HAYLOFT



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

THE OLD HAYLOFT

Description

Nestled on the outskirts of the picturesque South Hams village of Chillington, this beautifully presented barn conversion offers the perfect blend of charm, comfort, and coastal convenience. Ideally located within easy reach of local amenities and a number of stunning nearby beaches and coastal walks, the property currently serves as a much-loved second home and exudes a warm, inviting atmosphere throughout.

Inside, the accommodation is both light-filled and generously proportioned. The ground floor features a welcoming dining room, ideal for entertaining, alongside a well-appointed kitchen complete with a traditional stable door that opens out to the rear garden, perfect for embracing indoor-outdoor living. The elegant sitting room is a true highlight, showcasing characterful period woodwork, a feature wood-burning stove, and double doors that lead directly onto a delightful front patio—an ideal spot for relaxing or alfresco dining.

Upstairs, three well-proportioned bedrooms provide comfortable and versatile living space, all served by a neatly presented family bathroom.

Outside, the property continues to impress. A charming, gravelled patio area at the front offers a peaceful retreat, while a private driveway provides parking for several vehicles. To the rear, a well established lawned garden unfolds across two levels, with established shrubs, plants and trees, perfect for enjoying the outdoors. Additionally, a useful workshop/store offers additional storage space and has potential for conversion, subject to the necessary consents, adding further scope to this already appealing home.

Combining character, practicality, and an enviable location, this delightful barn conversion presents a rare opportunity to enjoy the very best of South Hams living.

Situation

The village of Chillington has its own amenities including a pub, village hall, playing fields with children's play area, community orchard, post office/general store, hair dressing salon and health centre. There is a primary school in the neighbouring village of Stokenham which is rated outstanding by Ofsted and fine parish churches in Stokenham and Sherford. The village is conveniently placed for easy access to Start Bay, Salcombe and Dart estuaries, renowned for their sailing, and is also close to the beautiful South Devon coastline where there is a marvellous selection of beaches and coves, spectacular rugged cliffs and headlands all linked by the South West Coast path.

Directions

what3words - fell.walnuts.beep

From Kingsbridge head out of town on the A379 Dartmouth road. Pass through West and East Charleton and Frogmore. At Carehouse Cross roundabout on the western fringe of Stokenham turn left. As the road bears right continue straight on and follow the single track country lane up hill heading north. Keep left at the fork and continue for approx. 3/4 mile. Turn left signed for Coleridge Barns and follow the driveway down, after passing over the cattle grid, ignore the entrance marked Coleridge Barns on your right. The driveway bears left and The Old Hayloft is on the left of the two barns in front of you.



PROPERTY DETAILS

Property Address

The Old Hayloft, Chillington, Kingsbridge, Devon TQ7 2JG

Mileages

Kingsbridge 5 miles; Salcombe 10 miles; Dartmouth 11 miles (distances are approximate)

Services

Mains electricity and water. Oil fired boiler. Smoke alarm. Private drainage - Klargester Sewage System - payment of approx. £330.00 paid annually to Coleridge House Management. Driveway upkeep - payment of approx. £84.00 paid annually to Coleridge Management (Chillington) Ltd.

EPC Rating

Band E. Current: 51, Potential: 103

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Charming, characterful barn conversion
- Beautifully presented and maintained throughout
- Superb sitting room with wood burner
- Three good-size bedrooms
- Well-appointed bathroom
- Parking for several vehicles
- Front gravelled seating area & established lawned rear garden
- Workshop/store

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.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



THE OLD HAYLOFT
Total area 118 Sq.m (1268 Sq.ft) Approx.
(Excluding Outbuildings)

NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.

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.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590