

# THE LOFT COURT BARTON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

# THE LOFT

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Court Barton is an elegant conversion of a group of barns, thoughtfully transformed into a collection of holiday cottages set around two charming courtyards. Set within beautifully maintained grounds of around three acres, it offers a tranquil and picturesque setting. Residents and guests can enjoy a range of excellent on-site facilities, including a heated indoor swimming pool, an outdoor pool, and an all-weather tennis court.

The Loft enjoys one of the best positions within the development, offering elevated views across the countryside and out to sea. The west-facing balcony is perfectly positioned to make the most of the wonderful outlook and breathtaking scenery.

The property has been thoughtfully designed to complement its spectacular setting, with interiors styled in contemporary neutral tones that create a calm and relaxing atmosphere.

The property is entered via exterior stone steps that lead up to the front door, revealing reverse-level living. You are welcomed into a spacious entrance hall that opens to three generously sized bedrooms, all with built-in cupboard space. Two bedrooms enjoy the same stunning outlook and share a well-appointed Jack-and-Jill ensuite shower room. A modern family bathroom completes this level.

Stairs lead to the upper floor, which boasts a glorious triple-aspect living area. This wonderful space is bright and airy, with magnificent high vaulted ceilings enhancing the sense of space. The room features oak flooring, with the stairwell enclosed by a glass and steel balustrade. The layout flows from the living area, complete with a wood burner, to the dining area, which opens onto a balcony overlooking the valley with stunning views down to Thurlestone Sands. The well-equipped and light-filled kitchen completes the space.

The communal grounds are beautifully maintained, with sweeping lawns, ornamental courtyards, and meandering footpaths leading to a heated outdoor swimming pool for the summer months, as well as a year-round indoor pool. An all-weather tennis court further enhances the facilities.

South Huish is a peaceful rural hamlet in a delightfully unspoilt valley which runs down to the sea at South Milton Sands, less than a mile away. This is a wonderful beach for sunbathing, swimming and water sports, whilst a little further around the coast is Thurlestone village with its famous links golf course and other facilities. South Huish is also very near to the old fishing village of Hope Cove which also has sandy beaches.

Salcombe lies in the other direction and is justly famous for its beautiful estuary, its sailing and boating and its golden beaches. In between the coastal scenery is magnificent and there are fabulous walks around the South Devon coast path. At the head of the Salcombe estuary is Kingsbridge which offers a good range of shopping and other amenities and is the focal point for this part of the South Hams.



# PROPERTY DETAILS

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## Property Address

The Loft, Court Barton, South Huish, Devon, TQ7 3EH

## Mileages

Salcombe 4 miles, Kingsbridge 5 miles, A38 Devon Expressway 14 miles, Coast 1 mile (distances are approximate)

## Services

Mains electricity and water. Electric heating. Private drainage.

## EPC Rating

Current: Potential:

## Council Tax Band

N/A

## Tenure

Leasehold with Share of Freehold

## Authority

South Hams District Council

## Key Features

- Stunning contemporary barn conversion close to sandy beach
- 3 Bedrooms and 2 bathrooms/ shower rooms
- Glorious elevated sea and countryside views
- Light and airy accommodation throughout
- Unallocated parking
- Peaceful rural location set within wonderful grounds
- Facilities include heated indoor and outdoor swimming pools plus all weather tennis courts

## 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

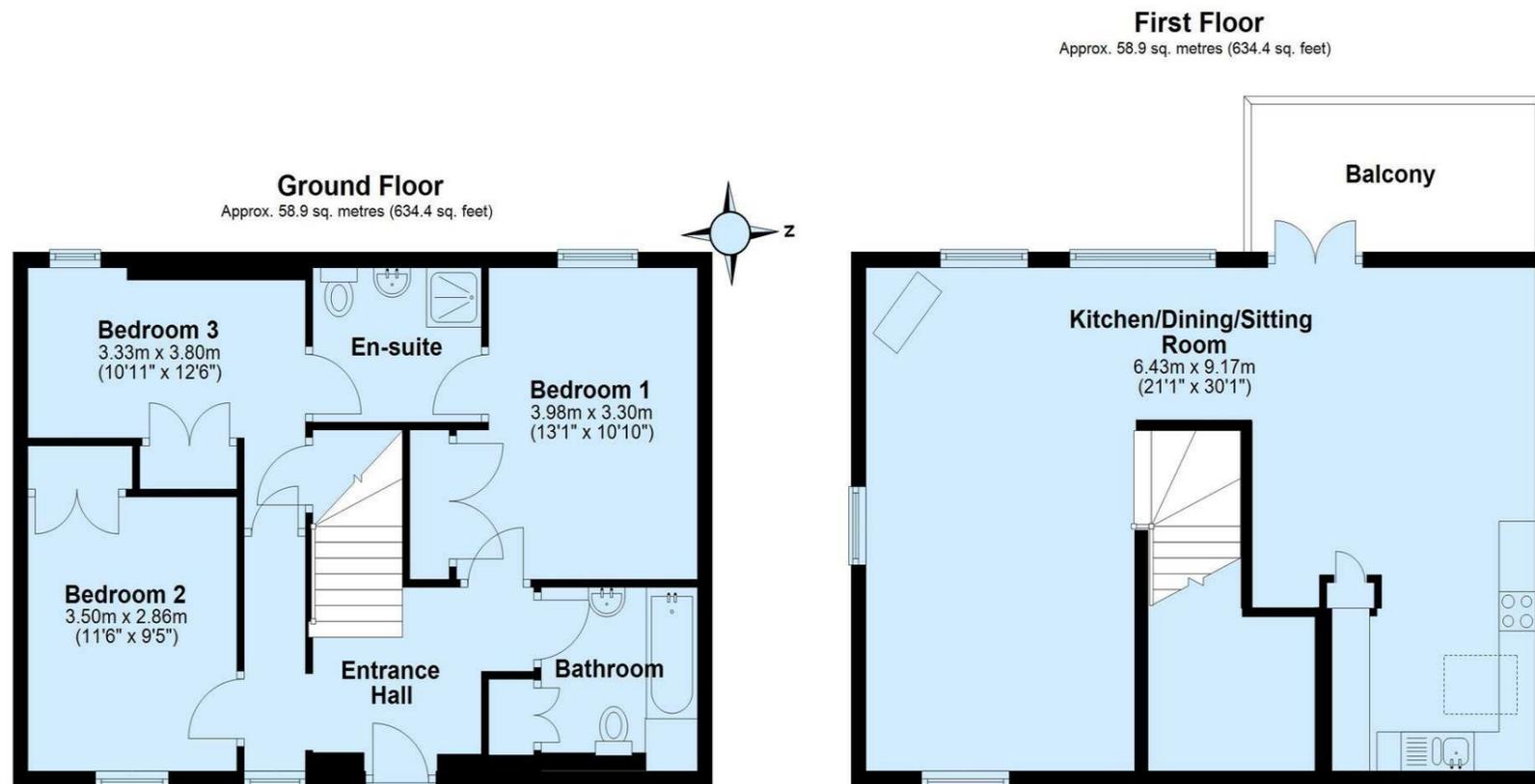
From Salcombe, proceed along the A381 towards Kingsbridge, continuing as far as the village of Malborough. At Malborough, go straight ahead (turning off the main road) through the centre of the village, leaving the church on the right-hand side. Immediately after the church, take the right-hand fork, signposted Galmpton and Hope Cove. Continue along this road for about half a mile, and at Galmpton Cross, go straight across, heading toward South Huish. The turning for Court Barton will be on the right-hand side, just before the ruined church.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.



# FLOOR PLAN



Total area: approx. 117.9 sq. metres (1268.8 sq. feet)



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