

THE MIDSHIPPEN



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

THE MIDSHIPPEN

Description

Stokeley Barton Barns offer an exceptional collection of beautifully crafted barn conversions, set amid gently rolling countryside just a short stroll from the charming villages of Stokenham, Torcross and the 2 mile stretch of coast road and beach know as the Slapton Line.

Throughout the property which is arranged over three floors, you have wonderful vaulted ceilings, exposed scissor beam roof trusses, skylights and a open tread Ash staircase connecting all floors. Together this creates a wonderful sense of space and character, with an impressive mezzanine (bed 3/study) that overlooks the sitting/dining room.

On the ground floor there are two generously sized bedrooms, each fitted with built-in wardrobes; the bedroom 2 benefits from a stylish en-suite shower room, while a well-appointed bathroom/utility room serves the rest of the home.

The first floor houses the spacious sitting/dining room complemented by a stone built fireplace and glazed doors opening onto two of the three Juliet balconies that invite natural light in and give glorious views over the courtyard at the front to open countryside beyond. Whilst a full height picture window and two further glazed doors give lovely views and access out to the private rear garden. The kitchen is well-equipped with plenty of floor, wall and glass fronted display cabinets, integrated appliances, a third Juliette balcony and ample room for a table and chairs.

Outside rear is a private patio seating area which runs the length of the barn, from where steps take you up to a well-maintained lawned garden bordered by established shrubs, plants and bushes and further patio — both are perfect for relaxing or entertaining and enjoying the views towards the coast. At the top of the garden is access out to the parking area where there is parking for three vehicles and the garage which is located in a block nearby.

Situation

Stokenham is a pretty village with two pubs, an excellent primary school and a fine church and is close to the coastal village of Torcross and the popular Blackpool Sands. The market town of Kingsbridge, at the head of the Salcombe Estuary, is about 6 miles away with the sailing centres of Dartmouth and Salcombe also close by. Nearby is the beautiful South Devon coastline where there is a marvellous selection of beaches and coves linked by spectacularly rugged cliffs and headlands and Slapton Ley Nature Reserve which attracts visitors from all over the world, and is the largest freshwater lake in the South west.

Directions

what3words - carry.brightens.multiply

From Kingsbridge take the A379 out of town, you will pass through a series of villages before reaching Stokenham. Go through the village then take the turning on your left signed for the Stokeley Farm shop, as the road forks bear left to the barns. The Midshippen is located at the top of the first turning on your right.



PROPERTY DETAILS

Property Address

The Midshippen, 3 Stokeley Barton Barns, Stokenham, Devon TQ7 2SE

Mileages

Kingsbridge 5 miles; Salcombe 11 miles; Dartmouth 9 miles (distances are approximate)

Services

Mains electricity, water and drainage. LPG gas boiler.

Annual service charge of approx. £500.00 paid to Stokeley Barton Management Co. to cover maintenance of the grounds.

EPC Rating

Band F. Current: 32, Potential: 56

Council Tax Band

D

Tenure

Freehold

Authority

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

Key Features

- Superbly presented barn conversion
- Character features, vaulted ceilings, exposed scissor beams and roof trusses
- Bright and spacious accommodation
- Mezzanine level (bed 3/study)
- Private garden with patio seating areas
- Garage and parking for 3 vehicles
- Short walk to amenities and the coast

Fixtures & Fittings

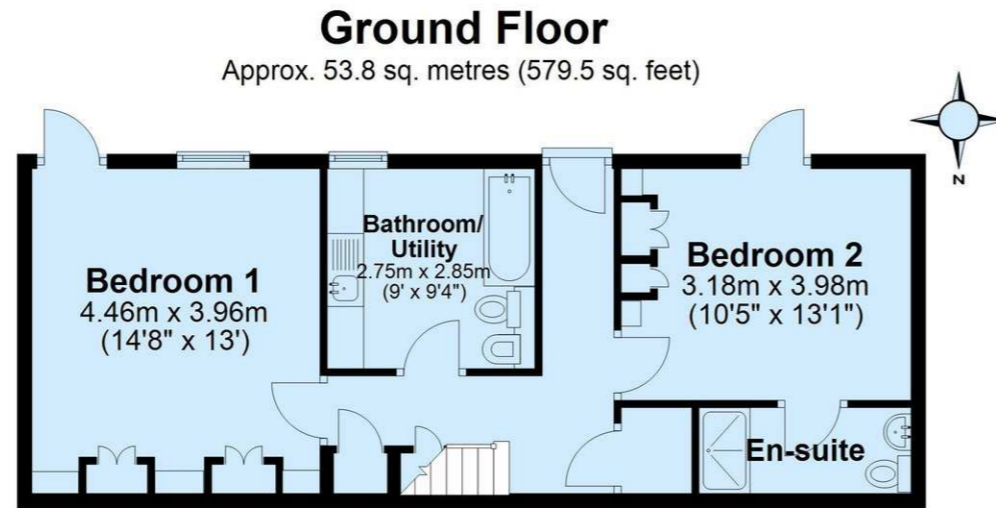
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

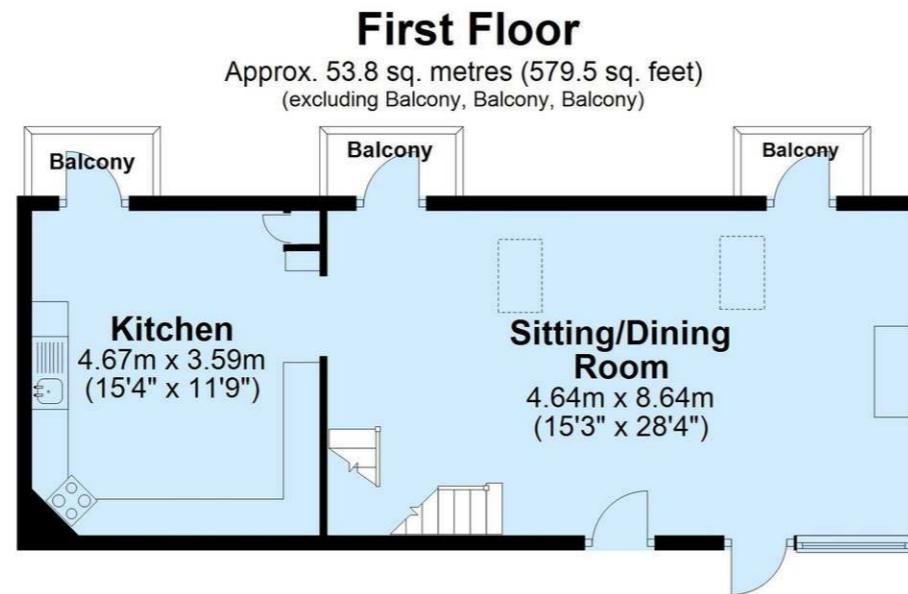
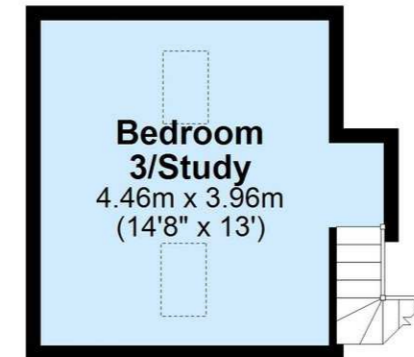
Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN

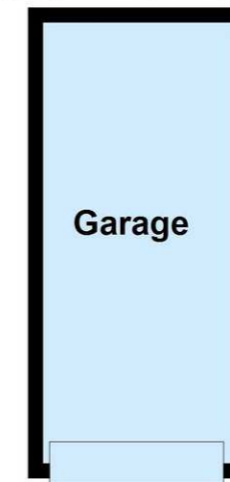


Mezzanine Floor
Approx. 18.5 sq. metres (199.3 sq. feet)



Outbuildings

Plus garages, approx. 15.8 sq. metres (170.6 sq. feet)



Main area: Approx. 126.2 sq. metres (1358.3 sq. feet)
Plus garages, approx. 15.8 sq. metres (170.6 sq. feet)

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