



CHANTRY

Aveton Gifford, Devon



A FINE COURTYARD OF HISTORIC, TRADITIONAL STONE BARNES

Converted to comprise five separate houses with extensive gardens, grounds and pasture paddock, in a peaceful, rural, South Hams setting.

Summary of accommodation

Lot 1 - The Studio: Hall | Open plan kitchen/dining room | Utility room | Conservatory | Sitting room
Five bedrooms | Two shower rooms | Bathroom | Garden | Paddock with stables and stores

Lot 2 - The Pottery: Sitting room | Cloakroom | Kitchen | Three bedrooms | Study | Shower room | Bathroom | Garden

Lot 3 - The Music Room: Open plan kitchen/sitting/bedroom | Bathroom

Lot 4 - The Barn and Laundry: open plan kitchen/dining/sitting room | Two bedroom/bathroom suites | Laundry includes a first floor room and bathroom

Lot 5 - The Gallery: Open plan kitchen/dining/sitting room | Two bedroom/bathroom suites | Garden

Grounds: with parking, extensive private and communal gardens

In all about 7.14 acres

Distances: Aveton Gifford 1.5 miles, Modbury 5 miles, Kingsbridge 6 miles, Bantham Beach 6.5 miles, Salcombe 10 miles, Totnes 13 miles, Plymouth 17 miles
(All distances and times are approximate)

SITUATION

Chantry is a short drive to the popular South Hams village of Aveton Gifford in the Area of Outstanding Natural Beauty and which is situated beside the River Avon, on its western bank, where it becomes tidal. Known for its 15th century bridge, built to replace an ancient ford, it has a village shop, nursery/primary school, church, pub/restaurant, tennis and cricket clubs, community swimming pool, large green and children's playground.

The villages of Bigbury, Bantham and Thurlestone are within 5 or 6 miles and the River Avon Estuary is renowned for its abundance of wildfowl and is navigable down to Bantham and the sea. There are lovely walks down to Bantham and along the South West Coast Path and the popular surfing beach at Bantham is just over 6 miles away from Chantry.

To the north is the lovely Georgian town of Modbury with its interesting variety of shops and, within easy reach, is the popular town of Kingsbridge, beside the stunning Kingsbridge Estuary. Here there is an eclectic selection of independent shops, good cafes, pubs and restaurants, supermarkets, medical centre, secondary school, cinema and leisure centre with swimming pool. There is an active local community with farmers' market and a food and music festival.

There are excellent opportunities for sailing and other water sports in the Kingsbridge Estuary and, famously, from nearby Salcombe with its sheltered harbour at the mouth of the estuary. There are golf courses at Bigbury and Thurlestone.

The South Hams area of South Devon is renowned for its beautiful rolling countryside scattered with pretty towns and villages and its stunning coastline with many beaches, estuaries, coves and rocky cliffs,

To the north is access onto the A38 leading west to Plymouth or east to the university and cathedral city of Exeter. At Totnes is a station with mainline connections to London (Paddington) and from Plymouth there are ferries to France and Spain. At Exeter is access onto the M5 motorway and an airport.



THE PROPERTY

Chantry is situated amidst peaceful South Hams countryside, just over a mile from Aveton Gifford and a short drive to Loddiswell. The property consists of an historic courtyard of traditional stone barns next to the neighbouring, listed, Chantry House, and currently used as a private residence and range of successful holiday lets, comprising:

LOT 1: THE STUDIO

Approximately 3.88 Acres

With open plan kitchen/dining room with slate paved and exposed oak boarded flooring, custom made oak framed kitchen cupboards, wood fired stove, double doors to conservatory with doors to garden and sitting room on the ground floor. On the first floor, bedroom/shower room suite, three further bedrooms, bathroom, shower room and stairs up to attic bedroom.

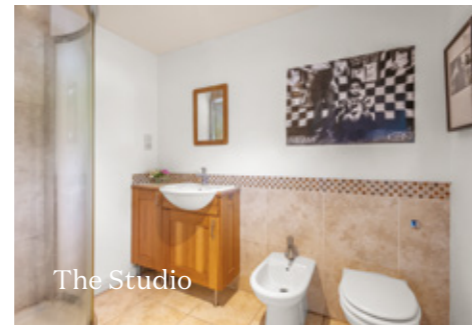
The property sits on approximately 3.88 acres of land, offering generous outdoor space ideal for gardening, leisure, and small-scale farming.

LOT 2: THE POTTERY

Approximately 0.54 Acres

The Pottery features a dining sitting room with exposed boarded flooring and wood burner, cloakroom and fitted kitchen with four oven AGA and double doors to an enclosed terrace. On the first floor, three bedrooms, study, shower room and bathroom. To the rear is a private, lawned garden providing a tranquil outdoor space.

The property is accessed via a long c.300m tree-lined entrance drive leading to two spacious parking areas.



COMMUNAL GARDEN

Approximately 2.25 acres

In addition, residents benefit from access to extensive and beautifully maintained communal gardens and shared outdoor areas. A doorway in a high wall opens into a beautifully enclosed walled garden, home to a mature walnut tree and fig tree, while an archway through the wall leads into a central courtyard, with climbing plants-including wisteria and roses. Raised beds are planted with a variety of shrubs and perennials, enhancing the character of this peaceful communal space. To the rear of the courtyard, a driveway leads around to a concrete yard with a range of timber outbuildings, which include the plant room with biomass boiler, stabling, stores, and log stores. Adjoining the houses and buildings are extensive shared gardens, comprising sweeping lawns fringed by mature trees and shrubs, a wildlife pond bordered by a paved terrace and shaded by overhanging trees, and a larger grassy bank, ideal for picnics, croquet, or informal relaxation. To the north of the courtyard lies a gently sloping pasture paddock, complete with a small copse, field shelter, and a small orchard area, adding to the variety and natural beauty of the communal outdoor setting.



The Music Room

LOT 3: THE MUSIC ROOM

Approximately 0.04 Acres

Once home to recitals and ballet classes, Listed Grade II, and stated as being c 1840. A fine, full height, open plan room with rich plastered ceiling with decorative central rose and coving, shuttered, arched, sash and part stained glass windows, boarded flooring and wood burner. There is a fitted kitchen, raised area for bed, separate bathroom and cellar accessed via a currently covered spiral staircase. **N.B.** This property cannot be used as full residential and can only be used as holiday accommodation.

LOT 4: THE BARN & LAUNDRY

Approximately 0.04 Acres

Two bedroom/bathroom suites on the ground floor and, on the first floor, full height open plan kitchen/dining/sitting room with exposed roof timbers and boarded floor, wood burner and 'Juliette' balcony. In one corner of the courtyard is a building containing the laundry on the ground floor and stairs up to a first floor room and bathroom. **N.B.** This property cannot be used as full residential and can only be used as holiday accommodation.



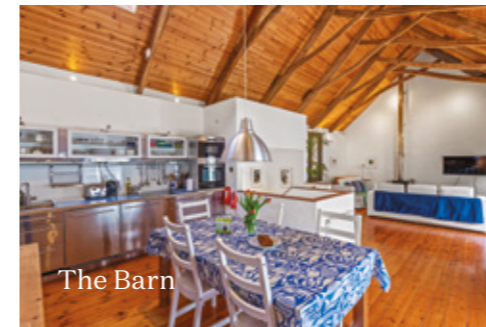
The Music Room



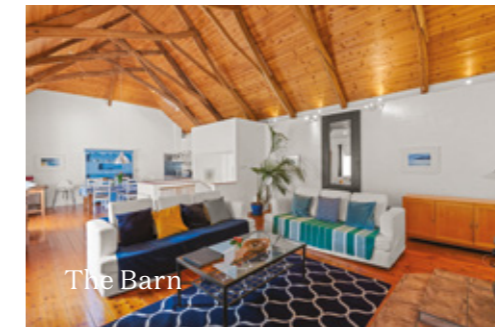
The Music Room



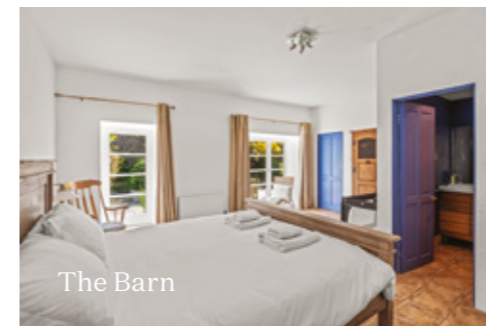
The Barn



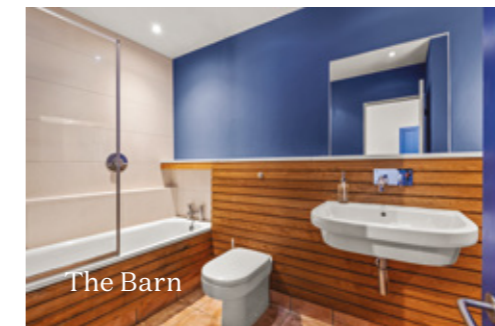
The Barn



The Barn



The Barn



The Barn



The Gallery



The Gallery

LOT 5: THE GALLERY

The Gallery can also be bought separately, has two bedroom/bathroom suites on the ground floor and, on the first floor, open plan kitchen/dining/sitting room with exposed boarded floor, fitted kitchen, wood burner and glazed door to steps down to garden. **N.B.** The property can be used as holiday accommodation only or as ancillary to The Studio (Lot 1).

PROPERTY INFORMATION

Tenure: Freehold

Services: Bio-mass boiler. Private water and drainage (Shared). Solar panels.

Local Authority: South Hams District Council: 01803 861234

EPC

The Studio – D

The Barn & Laundry – E

The Pottery – E

The Gallery – C

The Music Room – F

Council Tax: The Studio: Band F

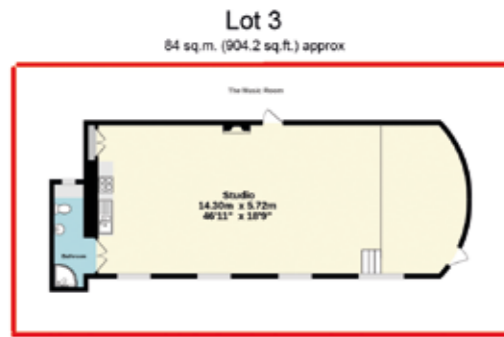
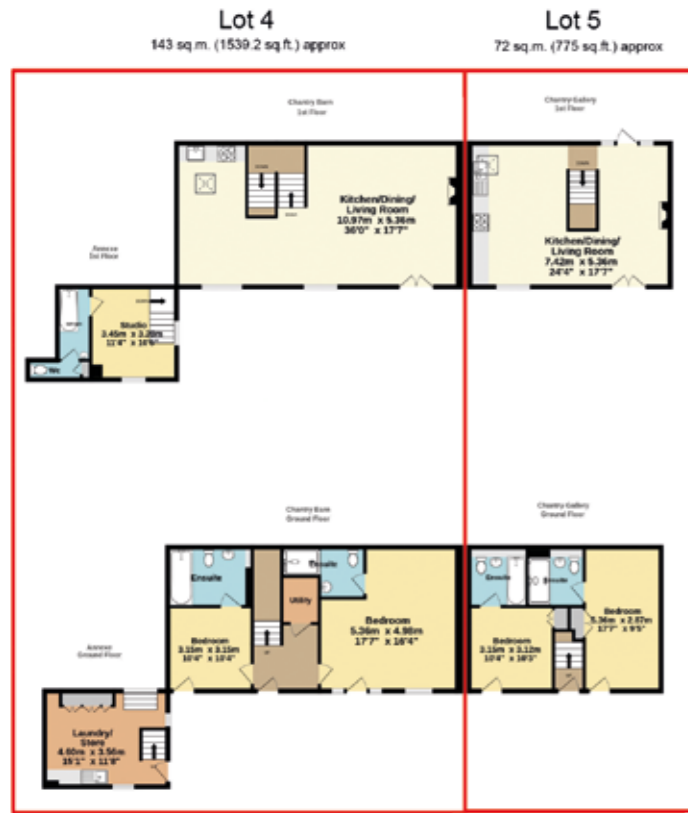
The Pottery: Band E

Directions: TQ7 4EH

The Music Room, Lot 3 – Guide price: £375,000

The Barn & Laundry, Lot 4 – Guide price: £350,000

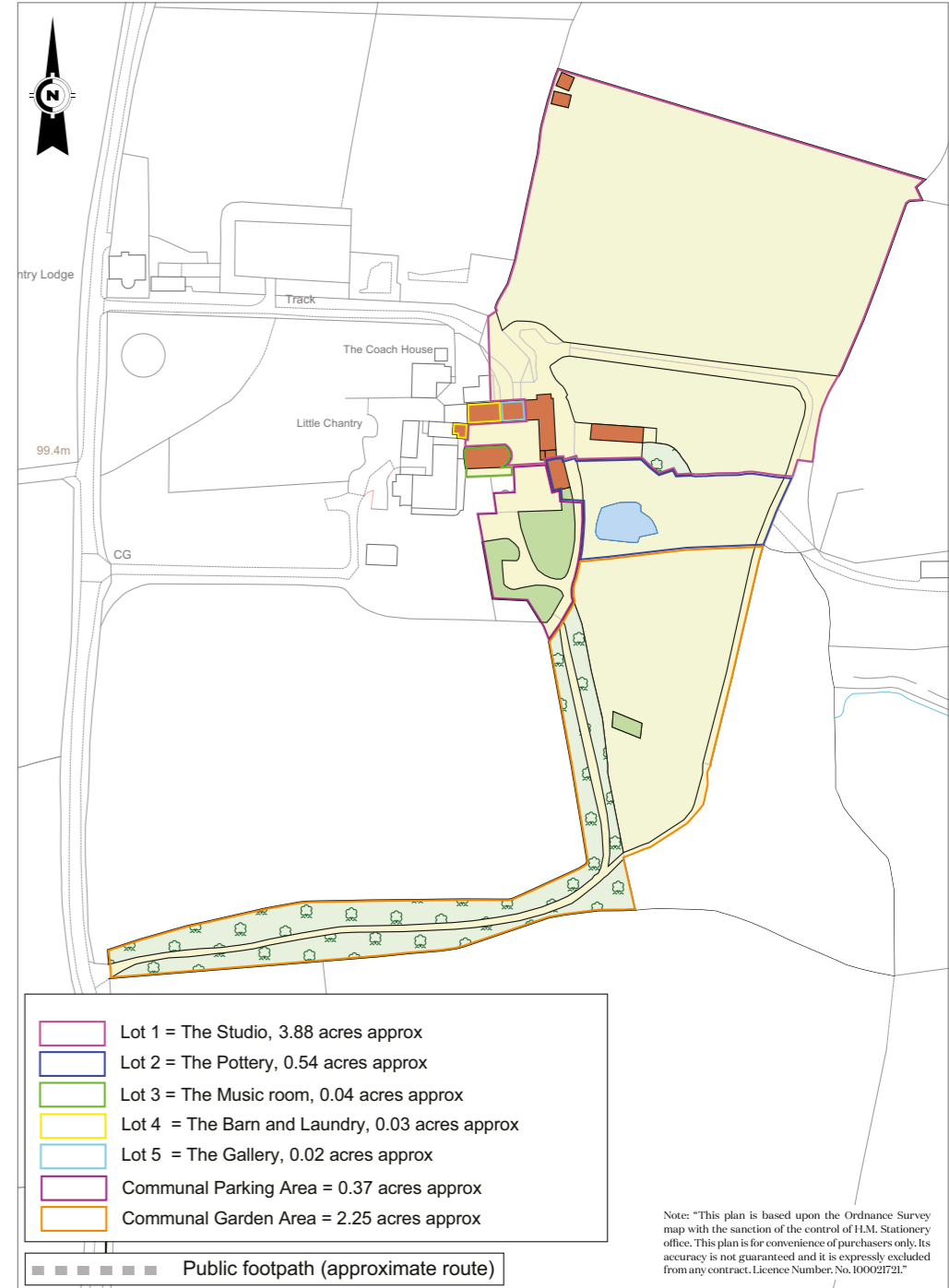
The Gallery, Lot 5 – Guide price: £350,000



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only, its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number: No. 100021721."

I would be delighted
to tell you more.

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