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Carew Barn



Dartmouth 3 miles Kingsbridge 12 miles  
Totnes 13 miles

An attractive barn conversion situated in the heart of Stoke Fleming with versatile accommodation, beautiful, mature gardens, parking and a garage.

- No Onward Chain
- Detached Barn Conversion
- 3/4 Bedrooms
- Parking & Garage
- South-West Facing Garden
- Highly Sought-After Village
- Freehold
- EPC band :D
- Council Tax: F

Offers Over £700,000

#### SITUATION

Stoke Fleming is a quintessentially English village with a primary school, local store with Post Office, church, village hall, playing field with sports facilities, a restaurant and a village pub at its centre. Located within the South Hams, an Area of Natural Outstanding Beauty with splendid coastal scenery, the village stands in a prominent position overlooking Start Bay. Less than a mile away is the award-winning beach of Blackpool Sands, considered to be one of the finest of the many in the South Hams. The historic naval port of Dartmouth located a few miles away should provide all retail and recreational needs, with the town full of galleries, restaurants and shops. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon express way is approximately 20 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

#### DESCRIPTION

Carew Barn is a charming and characterful barn conversion which offers reverse level living accommodation over two floors in the heart of the sought-after village of Stoke Fleming. On the first floor there is a beautiful open sitting/dining room with vaulted ceiling, exposed wooden beams, multi-fuel stove and patio doors opening to the pretty garden. A fitted kitchen also leads to the garden and a paved terrace. On the ground floor are three, well proportioned bedrooms served by a luxurious family bathroom and separate cloakroom. Outside there is off road parking, a garage and private front and rear gardens. To the rear of the garage and accessed from the garden is an additional room which could be a guest bedroom with own shower room or a useful study/studio.

#### ACCOMMODATION

The front door opens to a welcoming hallway with exposed wooden floorboards leading to a cloakroom neatly tucked beneath the stairs. On the ground floor there are three bedrooms that will all accommodate a double bed and feature exposed wooden beams and deep, recessed window sills. The bedrooms are served by a tastefully presented family bathroom featuring a claw and ball bath with shower over, WC, wash hand basin, heated towel rail and wonderful mosaic tiled floor.

Stairs rise to the first floor and magnificent open sitting/dining room which features a vaulted ceiling with exposed wooden beams which provides a gentle reminder of the characterful origins of the property. The space is bright and airy due to multiple sets of windows along with patio doors opening to the south west facing terrace and

garden. For the cooler months a multi-fuel stove provides a warming focal point. Wooden flooring flows from the sitting/dining room to the kitchen which has a range of floor mounted units as well as space for a fridge/freezer, dishwasher, washing machine, multi fuel range cooker and a breakfast table. The kitchen also benefits from a vaulted ceiling and has a door opening to a paved terrace which is perfect for alfresco dining.

#### OUTSIDE

To the front of the property is ample space to park two vehicles in front of the garage as well as two further spaces in the residents parking opposite. The garage has an up and over door opening to a good sized space with pitched roof offering plentiful storage. A gravel pathway leads from the driveway to the front garden which is well stocked with a variety of shrubs and trees providing a wealth of colour. To the rear of the property is an enclosed garden mostly laid to lawn and bordered by well established beech hedging. There are two paved terraces separated by an established purple flowering wisteria offering the perfect spot to enjoy the south westerly orientation. A short set of steps lead down to the rear of the garage where there is an additional room which could be used as a guest bedroom or study as there is a shower room with WC and wash hand basin.

#### SERVICES

Mains electricity, water and drainage. Oil fired central heating. LPG to hob in the kitchen. Ultrafast broadband available at this location and mobile network is provided by EE, O2 and Vodafone only at this location (information provided by Ofcom)

#### TENURE

Freehold.

#### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

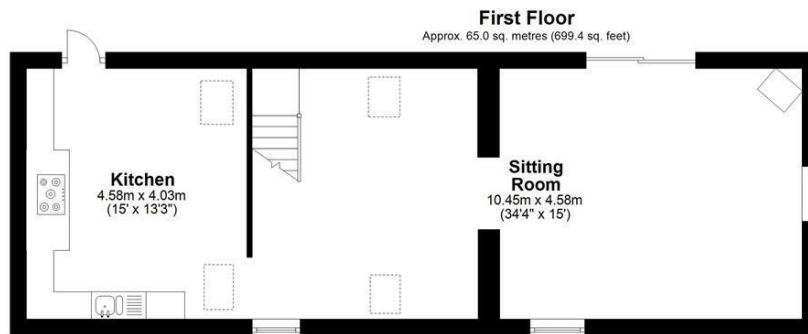
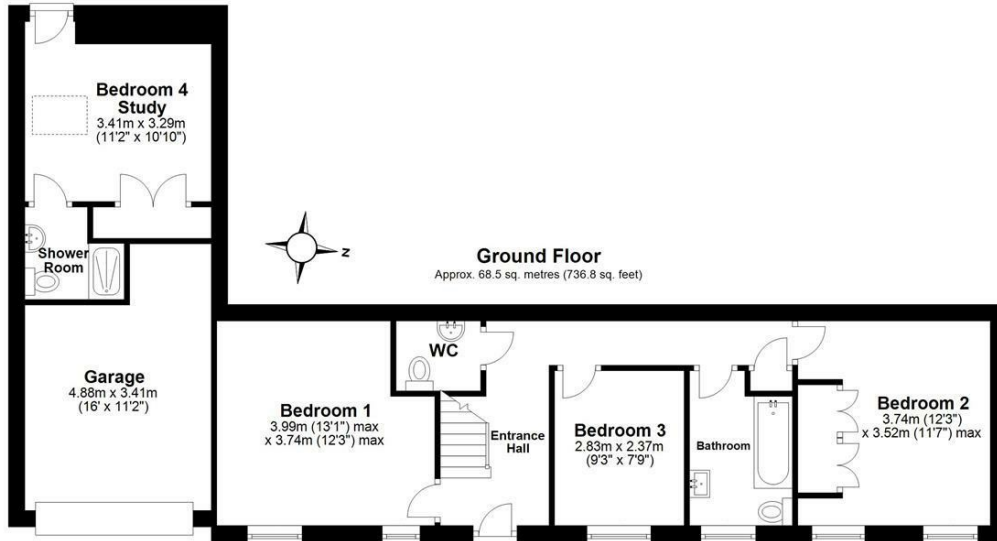
#### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS

On leaving Dartmouth proceed up College Way past the Naval Collage, turn left at the roundabout signposted Stoke Fleming (A379). Continue through to the village, once you see the Village Shop turn right on to Church Road. Proceed up the hill and turn right at the Green Dragon pub. Follow the road where you find the entrance to Manor Court on your left hand side where upon Carew Barn will be found.





Total area: approx. 133.4 sq. metres (1436.2 sq. feet)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	74

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