

2 BARNFIELD EAST ALLINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

2 BARNFIELD

Description

Nestled on the edge of this popular village which has a good sense of community, we bring to the market this spacious, versatile detached home with accommodation arranged over 3 floors.

Designed with both comfort and practicality in mind, the ground floor provides an inviting and sociable living environment. At its heart is a well-equipped kitchen/breakfast room, with stylish floor and wall units with integrated appliances including a Rangemaster cooker with LPG hob, ample workspace, and an island for informal dining—ideal for busy family life and entertaining alike. The impressive open-plan sitting/dining room stretches across the full width of the property, creating a light-filled and welcoming space for gathering with family and friends. A charming log-burning stove provides warmth and character during the cooler months, while two sets of patio doors lead seamlessly onto a sunny decked terrace, perfect for outdoor dining, summer barbecues, and relaxing while enjoying the surrounding countryside. A practical utility room with WC adds valuable everyday convenience.

The first floor hosts the impressive principal bedroom suite, complete with a dressing area, stylish en-suite shower room, and elegant Juliet balcony that captures the uninterrupted views. There are two further double bedrooms, and a single bedroom that could equally serve as a home office or nursery. These rooms are complemented by a well-appointed family bathroom, making the property ideally suited to growing families. The second-floor loft room offers excellent flexibility, whether used as a hobby room/studio, occasional guest accommodation, or dedicated workspace. Its adaptable nature ensures the property can evolve to meet changing lifestyle needs.

Outside, the property continues to impress with its decked seating area and large enclosed lawned garden, providing plenty of room for children to play, pets to roam, and keen gardeners to create their own outdoor haven. The elevated position allows residents to fully appreciate the far-reaching countryside views, creating a sense of peace and privacy. To the front is ample off-road parking further enhancing the home's practicality.

Situated within the sought-after village of East Allington, residents enjoy the benefits of a friendly community atmosphere, village pub, primary school and pre-school while remaining within easy reach of nearby Kingsbridge, Totnes, and the stunning South Devon coastline. This enviable location offers the perfect balance between rural living and convenient access to local amenities and transport links.

Directions

what3words - [///nanny.cashier.expose](https://www.what3words.com/what3words-nanny.cashier.expose)

From Kingsbridge take the A381 Totnes road out of town, after about 3 miles turn right signposted East Allington. Follow this lane into the village, take the first right into Barnfield and No.2 is the first property on your right-hand side.



PROPERTY DETAILS

Property Address

2 Barnfield, East Allington, Totnes, Devon TQ9 7QR

Mileages

Kingsbridge 4 miles; Dartmouth 11 miles; A38 Devon Expressway 10 miles
Totnes 10 miles; (distances are approximate).

Services

Mains electricity, water and drainage. Smoke alarms on each floor. Mobile carbon monoxide alarm.
Haverland electric heaters. Solar panels - owned.

EPC Rating - Band D. Current: 55, Potential: 75

Council Tax Band - D

Tenure - Freehold

Authority

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

Key Features

- Beautifully presented four-bedroom detached family home
- Versatile loft room (bed 5) offering additional accommodation or workspace
- Spacious kitchen/breakfast room with Rangemaster cooker
- Large open-plan sitting/dining room with log burner
- Two sets of patio doors opening onto a sunny decked terrace
- Principal bedroom with dressing room, en-suite, and Juliet balcony
- Modern family bathroom and ground-floor utility room with WC
- Generous lawned garden with far-reaching countryside views
- Ample off-road parking

Fixtures & Fittings

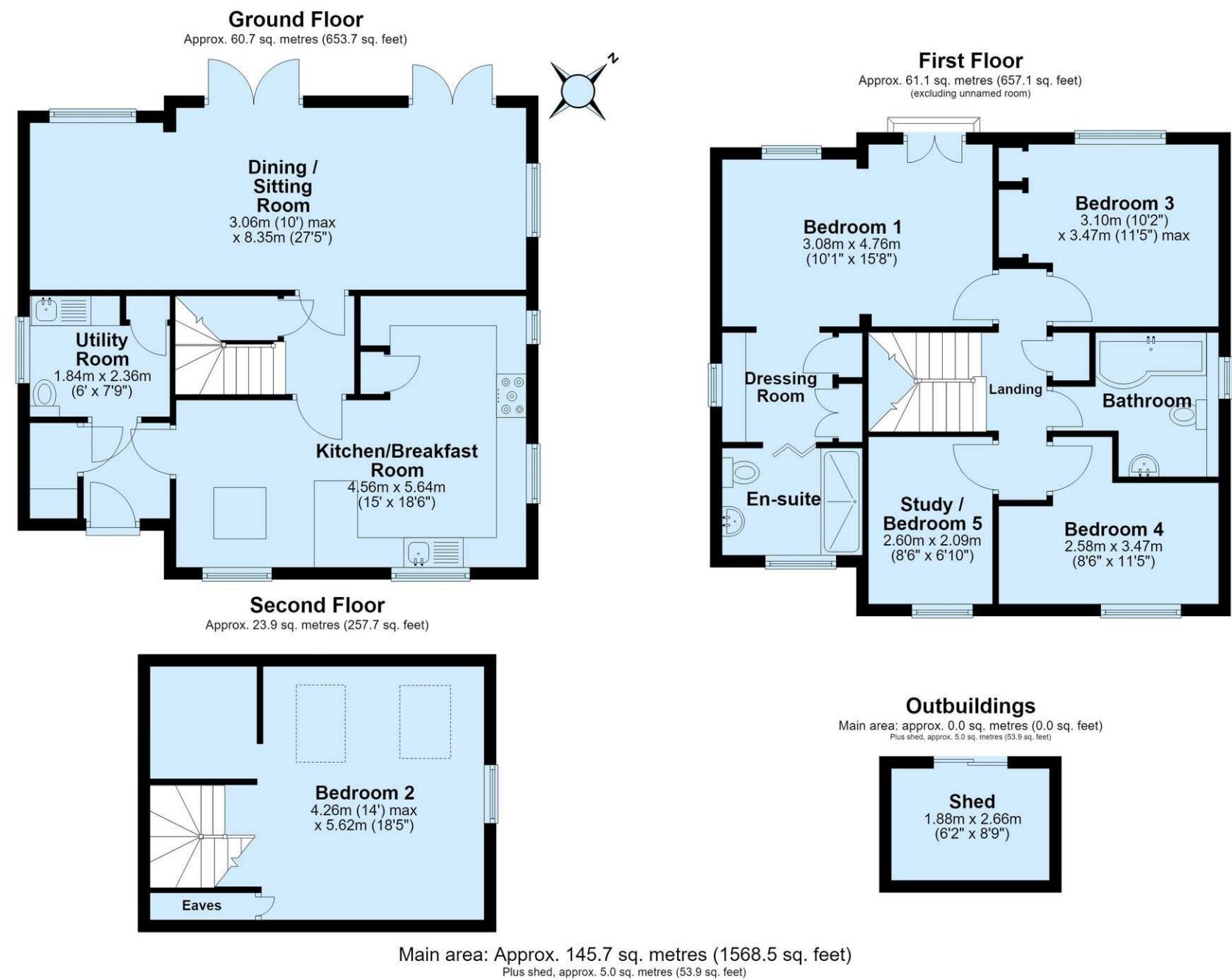
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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