

OLD WALLS, 1 CHARLETON COURT BARN WEST CHARLETON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

OLD WALLS

Description

Nestled just below the village church in the sought-after village of West Charleton, this charming semi-detached barn conversion enjoys a peaceful position within a private cul-de-sac. Tucked away in a quiet corner of the village, the property combines character and tranquillity with an enviable rural setting. Boasting delightful views across the surrounding countryside and towards the Kingsbridge/Salcombe Estuary, this attractive home offers a wonderful opportunity to enjoy village living while remaining immersed in the beauty of the South Hams landscape.

Internally, the property offers well-proportioned accommodation throughout. The entrance hall houses a useful store/cloaks cupboard, stairs rising to the first floor, and a convenient ground floor shower room. The dual-aspect kitchen is well-equipped with a range of fitted base and wall units, providing ample storage and workspace, and benefits from internal access to the integral garage. The impressive dual-aspect sitting/dining room extends to approximately 32 feet in length and is flooded with natural light. Offering excellent space for both relaxation and entertaining, the room easily accommodates a large dining table and chairs at one end, while the cosy seating area is centred around an attractive stone fireplace. French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces.

On the first floor, there are three generous double bedrooms, each benefitting from fitted wardrobes and enjoying delightful views across the surrounding countryside. Completing the accommodation is a recently fitted shower room, finished to a high standard and serving the bedrooms.

Outside, the property continues to impress with its attractive and low-maintenance gardens bound by attractive stone walling. To the front is a rockery-style garden, full of established plants, shrubs together with the integral garage and off-road parking for one vehicle. To the side of the garage is gated access leading conveniently to the rear which is a private courtyard style garden. This is a delightful space, ideal for outdoor dining, entertaining, or simply relaxing in peaceful surroundings and is enhanced by a variety of shrubs and plants, creating an attractive and sheltered setting.

Situation

The popular village of West Charleton benefits from a pub, church, and primary school. The market town of Kingsbridge is close by and offers a wide range of commercial, leisure and shopping facilities, including a Primary School and Community College. There are walks across fields to the shores of the Kingsbridge/Salcombe Estuary, and the famous sailing centres of Salcombe and Dartmouth are also within easy reach as well as an abundance of sandy beaches and coves with miles of coastal footpaths.

Directions

what3words - tech.cement.epic

From Kingsbridge take the A379 Dartmouth Road out of town. Pass over Bowcombe Creek Bridge and into West Charleton. Take the first left turn into Church Lane then first right into Charleton Court Barns.



PROPERTY DETAILS

Property Address

Old Walls, 1 Charleton Court Barns, West Charleton, Kingsbridge, Devon TQ7 2BR

Mileages

Kingsbridge 1.5 miles; Salcombe 7.5 miles; Dartmouth 13 miles; Plymouth 22 miles; A38 Devon Expressway 12 miles (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired boiler.

EPC Rating

Band E. Current: 43, Potential: 77

Council Tax Band

E

Tenure

Freehold

Authority

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

Key Features

- Charming semi-detached barn conversion
- 32ft sitting/dining room
- Fitted kitchen
- 3 double bedrooms with built-in storage
- 2 shower rooms
- Attractive walled rockery style garden to the front
- Private courtyard rear garden
- Garage and parking
- Lovely views over surrounding countryside towards the estuary

Fixtures & Fittings

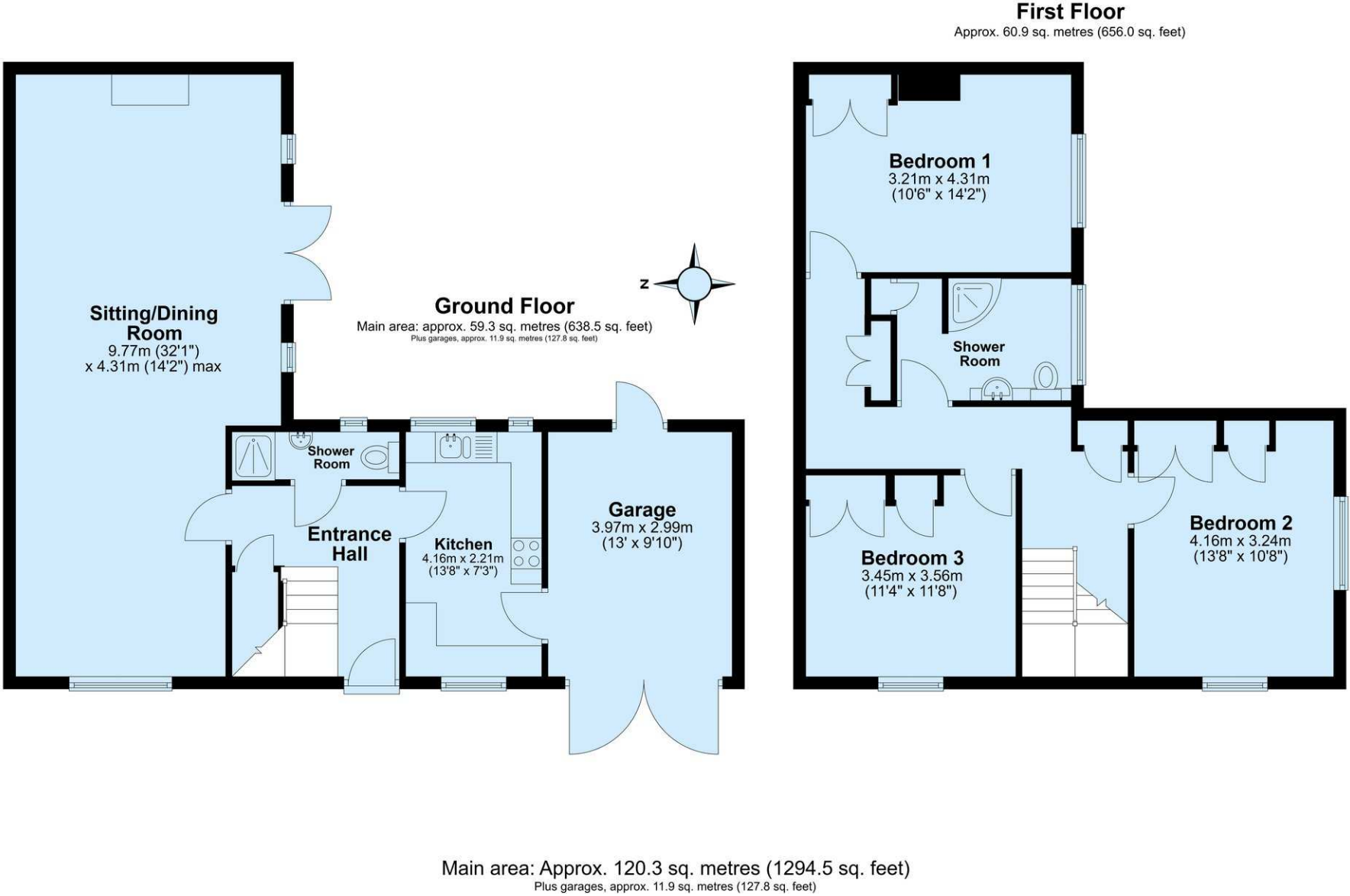
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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