WEIR BRIDGE HOUSE
EAST ALLINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



WEIR BRIDGE HOUSE

Description
Set amid the rolling countryside of the South Hams, this individual detached chalet-style home combines far-reaching rural views with flexible accommodation, landscaped gardens and an exceptional range of outbuildings. Approximately four acres of paddocks and three acres of woodland offer space for country pursuits, while a separate one-bedroom annexe adds further versatility for family life and guests.

On the ground floor the a spacious entrance hall has stairs to the first floor, a built-in cupboards and a cloakroom. The superb sitting room is filled with natural light, courtesy of the dual aspect glazed French doors which give access and uninterrupted views to the terrace, gardens and surrounding countryside. The kitchen and breakfast room is fitted with timber-fronted cabinetry, extensive work surfaces and a traditional range cooker. It connects with a bright dual aspect living area, where a further set of glazed doors open to the terrace, making the most of the outlook and creating an easy flow between the house and garden. A separate study offers a quiet place to work from home and can also serve as a fourth bedroom, plus a laundry room off the kitchen adds practicality.

The principal bedroom enjoys garden access and fitted wardrobes, creating a comfortable retreat with a direct connection to the outdoors and enjoys the use of a fully tiled en-suite with both bath and separate shower.
Upstairs, two further bedrooms sit beneath the eaves, with skylights and gable windows admitting plenty of natural light and are serviced by a bathroom.

The separate one-bedroom annexe offers independent space for visiting family or dependent relatives. Its bedroom has characterful exposed roof timbers and en-suite shower facilities. It may also suit bed-and-breakfast use, subject to any necessary consents.

The property is approached through timber gates off the lane onto a large tarmac driveway providing ample parking and boat/motorhome storage. There are two large double garages and a substantial workshop providing considerable space for vehicles, machine storage and practical projects. An additional field building offers potential for stabling, subject to planning permission (currently a games room) and at the lower entrance to the field is a separate barn.

The gardens are designed for enjoying the setting. Extensive paved terraces provide room for outdoor dining and relaxation, with an ornamental pond, a timber pergola and colourful borders adding interest. Lawns and mature planting extend towards the wider grounds, where the countryside unfolds across the valley. A productive garden area and greenhouse offer scope for those who enjoy growing their own. Beyond the gardens lie approximately four acres of paddocks and three acres of private woodland.

Situation
East Allington is a welcoming rural village with a public house, church, recreation ground, primary school and pre-school. Kingsbridge, Totnes and Salcombe are within reach, as are the beaches and estuaries of the South Devon coast. Totnes has a mainline railway station with services towards Exeter, Plymouth and London Paddington.







KEY FEATURES

- Detached four-bedroom chalet-style bungalow
- Beautifully presented, spacious, versatile accommodation
- Approximately four acres of paddocks
- Approximately three acres of private woodland
- Landscaped gardens with established plants, shrubs and trees
- Large terrace with ornamental pond
- Far-reaching South Hams countryside views
- One-bedroom annexe - potential for B&B use, subject to consents
- Two double garages, ample parking, large workshop, small barn
- Detached timber framed cabin in field - potential for stables









PROPERTY DETAILS

Property Address
Weir Bridge House, East Allington, Totnes, Devon TQ9 7RW

Mileages
Kingsbridge 4 miles; Dartmouth 11 miles; Totnes with direct rail link to London Paddington 10 miles; A38 Devon Expressway 10 miles (distances are approximate).

Services -Mains electricity and water. Septic tank. Oil fired boiler.

EPC Rating - Band E. Current: 37, Potential: 61

Council Tax Band - F

Tenure - Freehold

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

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.

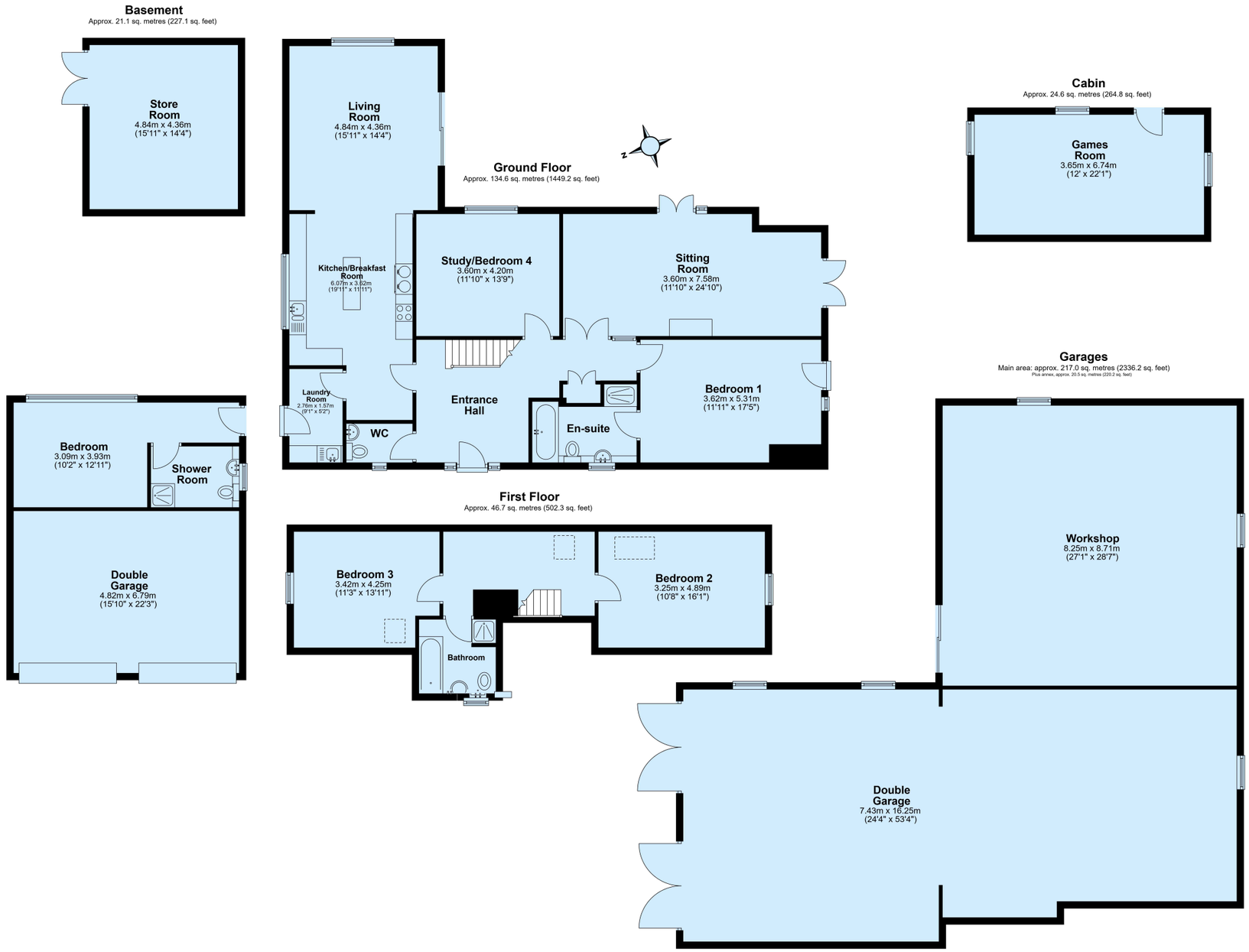
Directions - what3words - dwell.ferrying.saloons
From Kingsbridge take the A381 Totnes road out of town, after about 3 miles turn right signposted East Allington. Follow this lane into the village, then at the junction turn right, go past the Fortesque Arms, then as you pass the church (at Church Cross) bear left signed Coles Cross/Sherford. Stay on this lane until you reach a 'fork' on your right up hill into a private lane, the property will be found a short way along on your left.

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



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FLOOR PLAN



Main area: Approx. 444.0 sq. metres (4779.7 sq. feet)

Plus annex, approx. 20.5 sq. metres (220.2 sq. feet)



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Kingsbridge Office
01548 857588 | kingsbridge@marchandpetit.co.uk
94 Fore Street, Kingsbridge, Devon, TQ7 1PP

MARCHANDPETIT.CO.UK