

THE OLD DAIRY CHILLEY BARN



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

THE OLD DAIRY

Description

Nestled within the hamlet of Chilley, The Old Dairy is an immaculately presented barn conversion that perfectly combines rustic charm and traditional features with modern-day living. Surrounded by the stunning South Hams countryside, this unique home offers generous accommodation, beautiful outdoor space, and excellent access to the area's most sought-after towns and coastline.

The accommodation is arranged over two floors and has been designed to maximise both space and comfort. On the ground floor, a spacious entrance hallway provides access to two well-proportioned double bedrooms and one single, each offering a peaceful retreat. A stylish family bathroom serves this level, making it ideal for families, guests, or those seeking flexible living arrangements.

Upstairs, the heart of the home unfolds. The impressive living room is rich in character, with exposed beams creating a warm and inviting atmosphere, perfect for cosy evenings or entertaining friends and family. A conveniently positioned shower room and built-in storage on the landing add further practicality. The delightful kitchen and dining room provides the ideal setting for everyday living and social gatherings. Filled with character and enhanced by original beams, this bright and airy space opens directly onto the private courtyard garden, seamlessly connecting indoor and outdoor living.

Outside, The Old Dairy truly comes into its own. The carefully landscaped gardens have been designed to offer a variety of spaces for relaxation and entertainment. Enjoy summer dining on the patio, unwind beneath the pergola, or spend time with family and friends on the level lawn and decked seating area. The private courtyard creates a wonderfully tranquil setting, while two allocated parking spaces provide convenience and ease.

Service/maintenance charge of approximately £960.00 per annum paid to the management company for upkeep of communal areas.

Situation

Chilley Barns sit in a wonderful location surrounded by rolling South Devon countryside, yet is within easy reach of the beautiful coastline, beaches and estuaries of the South Hams. Close by is the village of East Allington which has a good community village shop, pub, church, recreation ground and well regarded primary and pre-schools. The market towns of Totnes, with its rail link to London, and Kingsbridge are within easy access and have more extensive commercial and leisure facilities and the popular waterside towns of Dartmouth and Salcombe are also on the doorstep.

Directions

what3words - [teaspoons.superbly.roofs](https://www.what3words.com/superbly.roofs)

From Kingsbridge take the A381 out of town heading towards Totnes. Shortly after you pass through The Mounts you'll see the sign for Chilley on your left-hand side. Go down the lane following it around to the right, then turn left at the sign for The Old Dairy Barn, continue on and you'll see the property on your left.



PROPERTY DETAILS

Property Address

The Old Dairy, Chilley Barns, Totnes, Devon TQ9 7QN

Mileages

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

Services

Mains electricity. Gas central heating. Private water and drainage.

EPC Rating

Band D. Current: 60, Potential: 76

Council Tax Band

C

Tenure

Freehold

Authority

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

Key Features

- Reverse level barn conversion
- Rustic charm with exposed beams and vaulted ceiling
- Spacious sitting room
- Kitchen/dining room
- Two double bedrooms and one single
- Bathroom and separate shower room
- 2 allocated parking spaces + visitor parking
- Large landscaped garden, patio, decked seating area, communal courtyard

Fixtures & Fittings

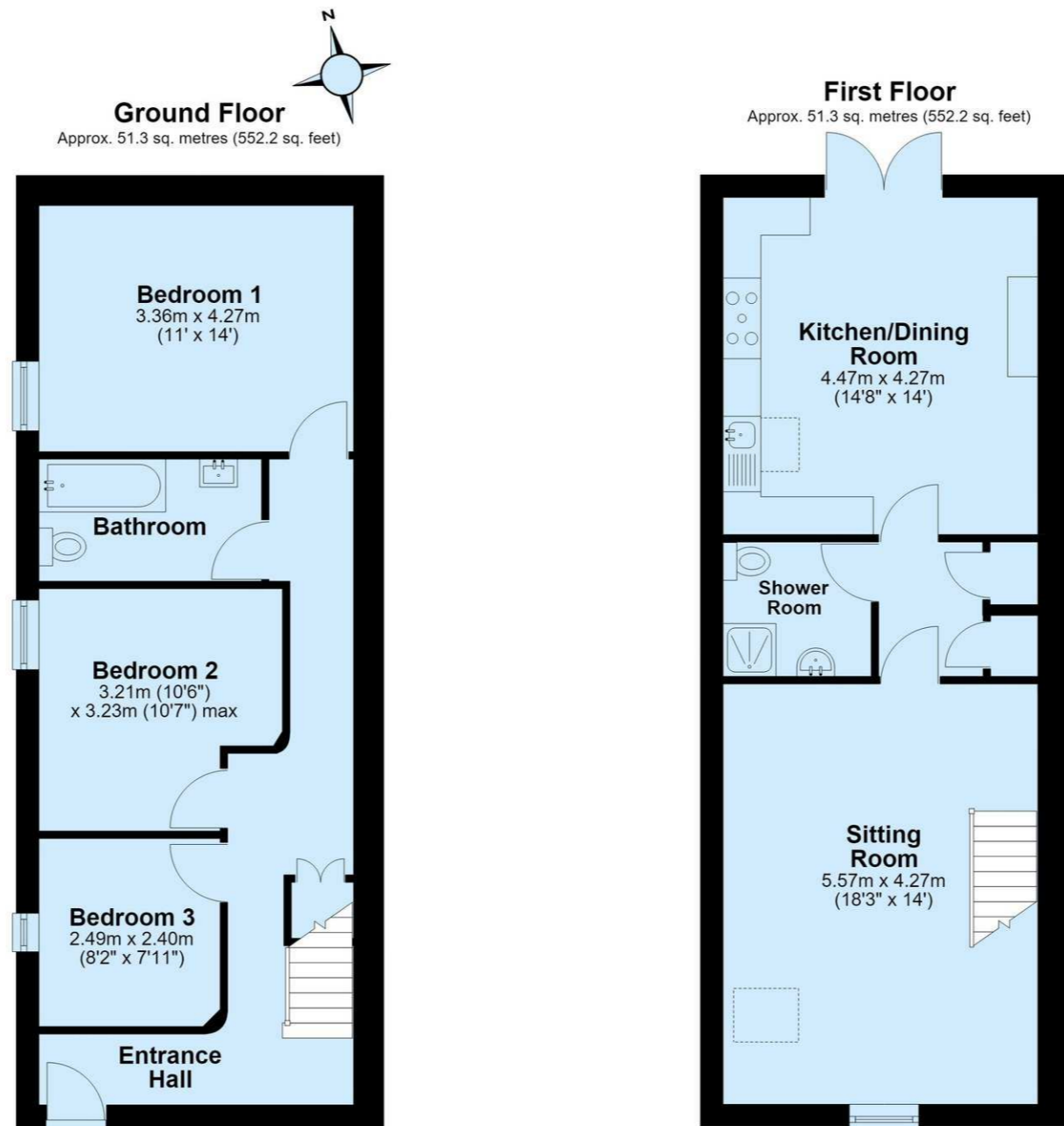
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Total area: approx. 102.6 sq. metres (1104.5 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590