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BARNSTON FARM

EAST ALLINGTON • DEVON



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A charming and characterful country home, Barnston Farm is nestled in the rolling Devonshire countryside near East Allington. Surrounded by open fields and enjoying excellent privacy, this rural retreat offers a wonderful lifestyle opportunity with stunning views, generous accommodation, and useful outside space.



In all extending to some 5.87 acres (2.38 hectares) together with an outbuilding incorporating an Annexe, triple garage as well as office space, with further potential STP.



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KEY FEATURES

- Exceptional Carpenter Oak green oak frame construction (built 2000)
- Traditional character combined with modern comforts
- Generous and versatile accommodation throughout the main residence
- Separate annexe providing additional Triple garage, living/working space with further with development potential STP
- Home office ideal for remote working
- Far-reaching countryside views
- Excellent privacy and tranquil setting
- Approximately 5.87 acres (2.38 hectares) of land
- 4Kw solar panels situated on the outbuilding with FIT payment
- Convenient access to local amenities







A warm and welcoming traditional farmhouse kitchen, full of rustic charm and character. Featuring classic cabinetry, built-in double oven and separate ceramic hob with an extractor over, the space is both functional and full of appeal. Exposed beams and tiled flooring add to the authentic country feel, while dual aspect windows bring in plenty of natural light. This is the heart of the home — perfect for family life or entertaining — with ample space for food preparation, storage, and casual gatherings. Just outside is a sheltered patio area offering the perfect spot for morning coffee or evening dining — surrounded by the peaceful sounds of nature and open views of the countryside.



Adjoining the kitchen, the dining room provides a cosy and characterful space for family meals and entertaining. With its exposed beams and traditional finishes, the room effortlessly blends charm with practicality, creating a warm atmosphere ideal for gatherings.



A welcoming sitting room exudes classic country charm, with exposed beams, a central fireplace, and an abundance of soft natural light. It provides a warm and peaceful retreat — the perfect place to relax and unwind. A wonderful focal point in the room is the wood-burning stove, adding both character and comfort.



Also located on the ground floor, is a flexible room currently used as a home office but could easily serve as a fourth bedroom or hobby space. With natural light and easy access to the main living areas, it's ideal for guests, remote working, or multi-generational living. To the ground there is also a shower Room/wet-room with flat access large shower at one end and bath at the other.



Traditional details such as exposed beams and cottage-style windows add charm and character throughout.



Upstairs are two further, well-proportioned bedrooms, each enjoying countryside views and filled with natural light. The principal bedroom offers a peaceful retreat with space for freestanding furniture as well as an En Suite bathroom.







The bathrooms are finished in traditional styles, featuring panelled bath, WC, and wash basin. With neutral tones and natural light, they offer a calm and functional space for daily routines.

Outside

Barnston Farm is surrounded by generous gardens and open countryside, offering a sense of privacy and space.

Mature hedging, lawned areas, and established planting frame the home beautifully, while the poly tunnels, orchard and gardens offer much potential.

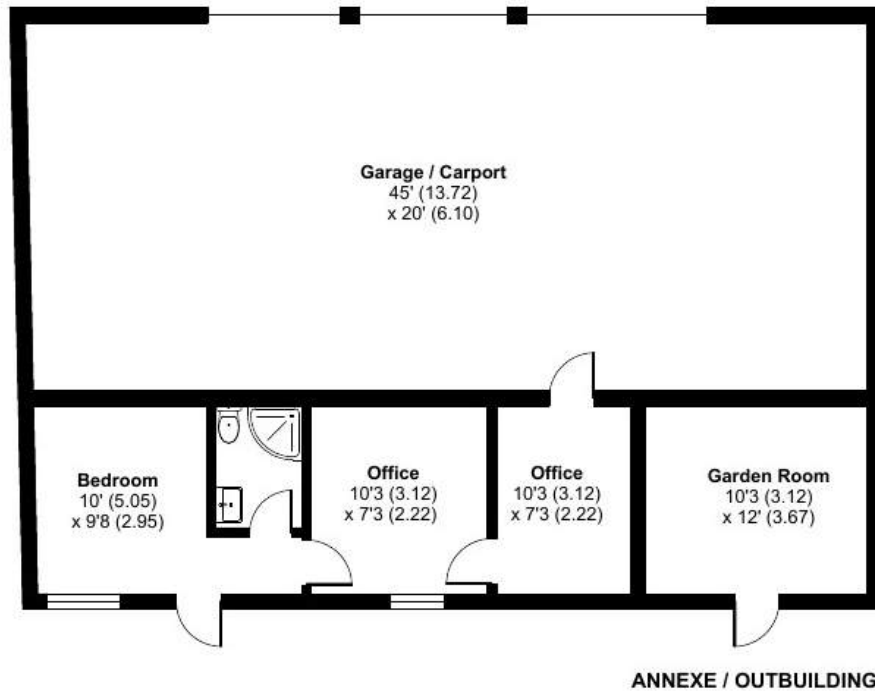
There is ample driveway parking, and the rural setting makes it ideal for those seeking a peaceful, outdoor lifestyle.

Further land and a holiday lodge are available by separate negotiation.





Annexe and Outbuildings



A particular highlight of Barnston Farm is the separate Annexe, providing excellent versatility for multi-generational living, guest accommodation or income potential.

The annexe includes:

- Self-contained living space
- Well-equipped bathroom
- Dedicated home office area
- Triple garage with ample space for vehicles
- Garden machinery storage
- Potential for conversion to additional accommodation (subject to necessary consents)

Barnston Farm, East Allington, Totnes, TQ9



Approximate Area = 1574 sq ft / 146.2 sq m (excludes void)

Limited Use Area(s) = 245 sq ft / 22.7 sq m

Annexe = 331 sq ft / 30.7 sq m

Outbuilding = 123 sq ft / 11.4 sq m

Garage / Carport = 912 sq ft / 84.7 sq m

Total = 3185 sq ft / 295.7 sq m

For identification only - Not to scale



Key Facts for Buyers

TENURE

Freehold with no onward chain..

COUNCIL TAX - D

EPC - D

SERVICES

The property has private water supply from a borehole, private drainage and oil fired central heating. There is underfloor heating to the ground floor accommodation.

BROADBAND

Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652
Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.



Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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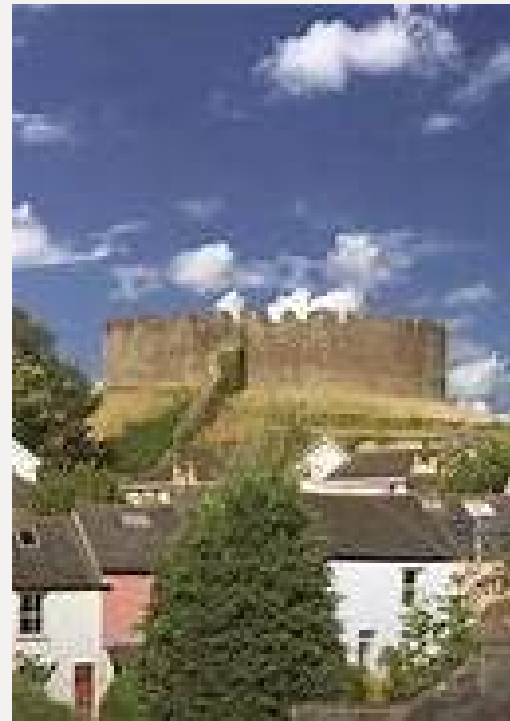
About the Area

Barnston Farm sits in a fabulous rural position in East Allington, a charming South Devon village nestled in the picturesque South Hams countryside. The village offers a strong community feel with amenities including the popular Fortescue Arms pub, St. Andrew's Church, and a well-regarded primary school.

East Allington is ideally located to enjoy the best of South Devon living, being approximately:

- 4 miles from Kingsbridge, a thriving market town with excellent shopping facilities, supermarkets, health centre, and the well-regarded Kingsbridge Community College
- 8 miles from Totnes, with its eclectic mix of shops, restaurants, and direct rail services to London Paddington (approximately 3 hours)
- 10 miles from Dartmouth, renowned for its picturesque harbour, sailing opportunities, and annual regatta, 12 miles from Salcombe, a popular sailing and holiday destination and 18 miles from the vibrant city of Plymouth

The property also benefits from excellent access to the South Devon coast, with numerous beaches and the South West Coast Path within easy reach. Dartmoor National Park is approximately 12 miles to the north, offering extensive opportunities for outdoor pursuits.





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