

4 Bulkamore Court

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Rattery, South Brent, Devon, TQ10 9LQ

A38 1.5 miles; Totnes 4 miles; Exeter 27.2

A substantial attached barn conversion with flexible accommodation, generous gardens and paddock extending to approximately 1.45 acres, set on the edge of a sought-after South Hams village

- Substantial barn conversion of over 2,600 sqft
- Character features inc stonework and beams
- Five bedrooms including principal suite
- Paddock extending to approx 1.45 acres
- Freehold
- Flexible layout with annexe potential
- Generous first floor living space
- Mature gardens with terrace
- Double garage and parking
- Council tax band F

Offers Over £700,000

SITUATION

The property is situated on the outskirts of the popular South Hams village of Rattery, enjoying a peaceful rural setting whilst remaining highly accessible. The A38 Devon Expressway is within easy reach, providing swift links to Plymouth and Exeter.

Nearby South Brent and Totnes offer a wide range of day-to-day amenities, schooling and leisure facilities. Totnes also benefits from a mainline railway station with regular services to London Paddington, making the property well suited for those requiring connectivity whilst enjoying a rural lifestyle.

DESCRIPTION

A beautifully proportioned barn conversion offering versatile accommodation over three floors, ideal for modern family living or multi-generational use. Rich in character, with exposed stonework and beams, the property combines charm with well-balanced living space.

The layout offers excellent flexibility, including a self-contained element if required. The principal living space is arranged on the first floor to enjoy the outlook and direct access to the garden, while the gardens and adjoining paddock provide a rare sense of space and lifestyle.







ACCOMMODATION

The accommodation is arranged over three floors and is best understood as the main house and annexe, which are internally connected.

Entering via the principal front door on the right-hand side of the property, a hall gives access to three ground floor bedrooms together with the family bathroom. Stairs rise to the first floor landing, where there is a spacious open-plan dining room, with the kitchen beyond. Also on this floor is a further reception room with high ceilings and fireplace, providing additional living space.

On the second floor of the main house is the principal bedroom suite, comprising a generous bedroom, dressing room, en suite shower room, walk-in wardrobe and useful storage.

The annexe element is approached from its own entrance on the ground floor into an entrance hall/snug, leading through to the utility room and cloakroom/WC. Stairs rise to a first floor reception room, currently used as a study/office, which also connects through to the kitchen in the main house. On the second floor is a further bedroom served by a shower room, providing ideal ancillary or guest accommodation.

OUTSIDE

The property is approached via a communal courtyard with allocated parking and access to a detached double garage.

To the front, there is an area of garden with pathway leading to the entrance. To the rear, the gardens are a particular feature, being mainly laid to lawn and bordered by mature shrubs and planting, creating a private and established setting. A paved terrace provides an ideal space for outdoor dining and entertaining.

The paddock can be accessed directly from the garden or via a shared track and extends the total plot to approximately 1.45 acres, offering excellent amenity space for recreation, gardening and general enjoyment of the setting.

SERVICES

Mains electricity. Mains water. Private drainage via a shared septic tank. Oil-fired central heating.

DIRECTIONS

From the Stags office in Totnes, proceed towards Dartington. At the roundabout in Dartington, take the second exit and continue out of the village. Continue along this road before turning right, signposted Allerton and Westcombe. Proceed past Rattery Sawmills, bearing right, and continue for approximately half a mile, where the entrance to the Bulkamore development will be found on the right-hand side.

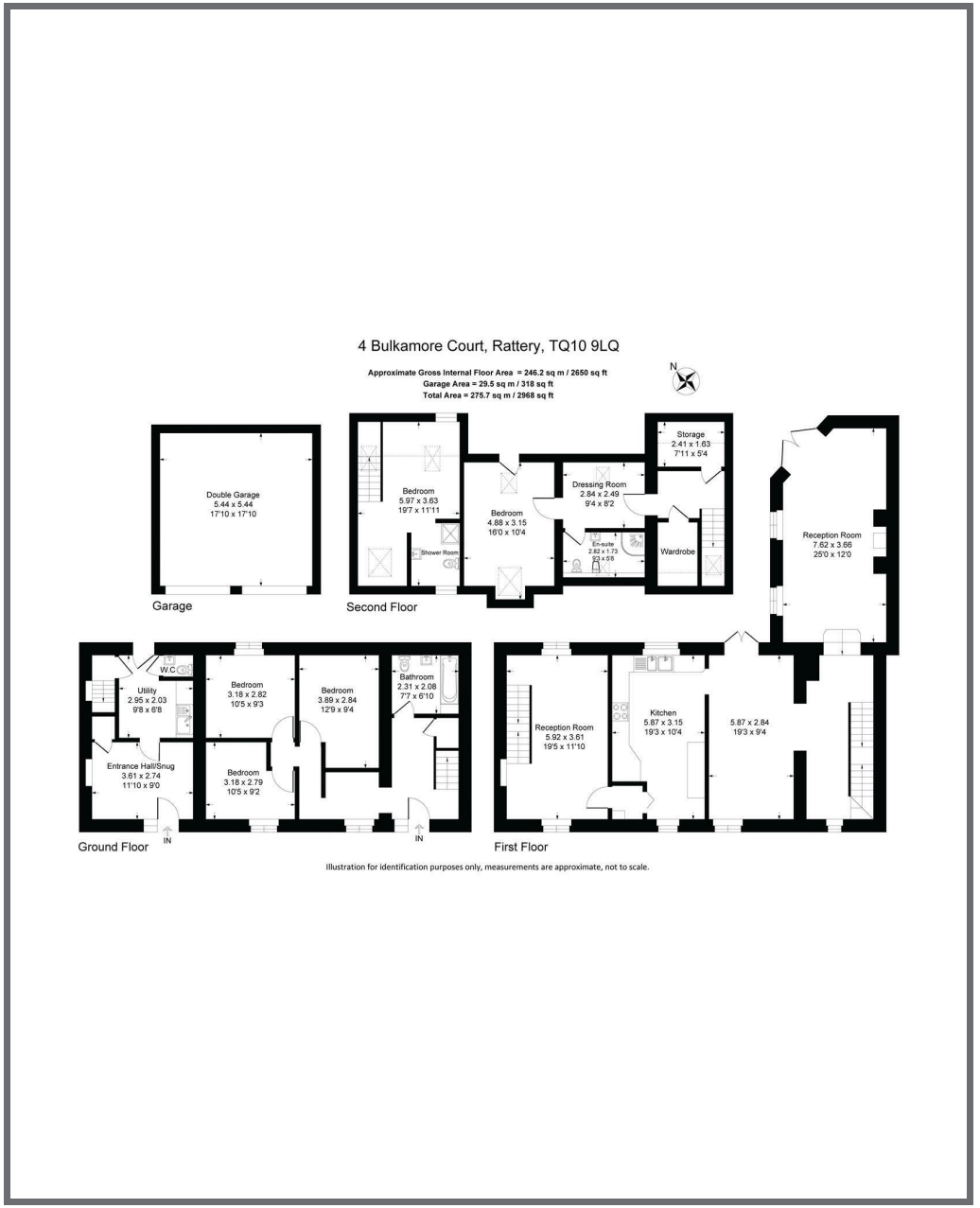


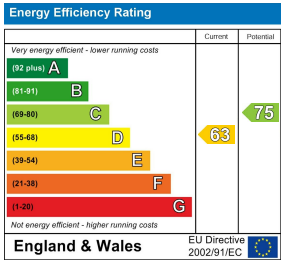




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The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454