

BRAMBLE, LOWER NORTON BARNS



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

BRAMBLE

Description

Bramble is a beautifully presented, end terrace barn conversion, offering spacious reverse level accommodation set in an elevated, tucked away rural location with superb countryside views, yet is only a couple of miles from East Allington and approximately 5 miles to the coast at Torcross.

You enter this bright and spacious property on the ground floor into the well-equipped kitchen/dining room. There are fitted floor and wall units with integrated appliances and ample room for a dining table and chairs. The triple aspect sitting room is a lovely room with plenty of natural light flooding in. It has built-in storage, stairs down to the lower level and French doors opening out to a private, patio garden/seating area which is ideal for al fresco dining.

The lower ground floor houses three double bedrooms, bed one has en-suite facilities and bed 2 has access out to the rear patio seating area plus there is a fully tiled family bathroom with shower above the bath.

The garden is situated opposite the property and covers roughly half an acre. It's set on a moderately steep slope, giving it a natural, terraced appearance that enhances its charm and creates a dynamic experience, where each level of the slope offers a different perspective on the ever changing trees and surrounding countryside. There are upper and lower level patio seating areas in the garden along with a further seating area at the rear of the property bound by an attractive low stone wall.

There's a couple of timber sheds, and even a chicken coop, offering a taste of the good life. To the front are two allocated parking spaces.

Situation

The popular rural village of East Allington has a good community with a pub, church, recreation ground and well-regarded primary school and pre-school. The village is surrounded by unspoilt rolling countryside and within easy reach of the beautiful coastline, beaches, and estuaries of the South Hams. The towns of Kingsbridge, Totnes and Salcombe, with their more extensive commercial and leisure facilities, are all within easy reach.

Directions

what3words - asks.pity.saved

From Kingsbridge take the A381 towards Totnes, after about 5 miles turn right at Stanborough Gate (signposted Slapton/East Allington). Follow this lane for about 3 miles, continuing through Pasture Cross. At the next crossroads (Wallaton Cross) turn right signposted Cycle Route to Salcombe. Carry on for about three quarters of a mile until you see the entrance to Lower Norton Farmhouse and Barns, go down the single track lane until you reach the sign for Bramble Cottage where you need to bear left.

Alternatively, from Totnes take the A381 towards Kingsbridge, pass through the villages of Harbertonford and Halwell and after a further mile or so turn left at Stanborough Gate and proceed as above.



PROPERTY DETAILS

Property Address

Bramble, Lower Norton Barns, East Allington, Totnes, Devon TQ9 7RL

Mileages

Kingsbridge 4 miles; Dartmouth 11 miles; Totnes 10 miles;
A38 Devon Expressway 10 miles (distances are approximate)

Services

Mains electricity and water. Private drainage. Electric heating.
Shared cost to cover any maintenance to the lane and water pipe on the lane.

EPC Rating

Band F. Current: 38, Potential: 107

Council Tax Band

D

Tenure

Freehold

Authority

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

Key Features

- Charming end terrace barn conversion
- Elevated position with stunning countryside views
- Beautifully presented throughout
- Spacious, reverse level living
- Large, 1/2 acre garden with chicken coop opposite the property
- Patio to the front and a private patio off the sitting room
- 2 parking spaces
- Short drive to amenities

Fixtures & Fittings

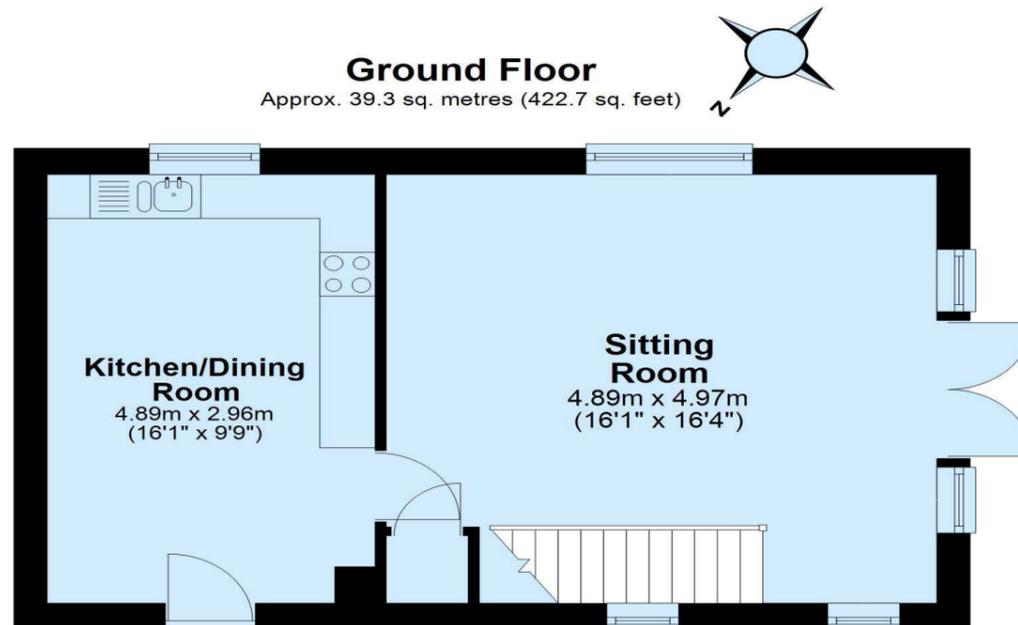
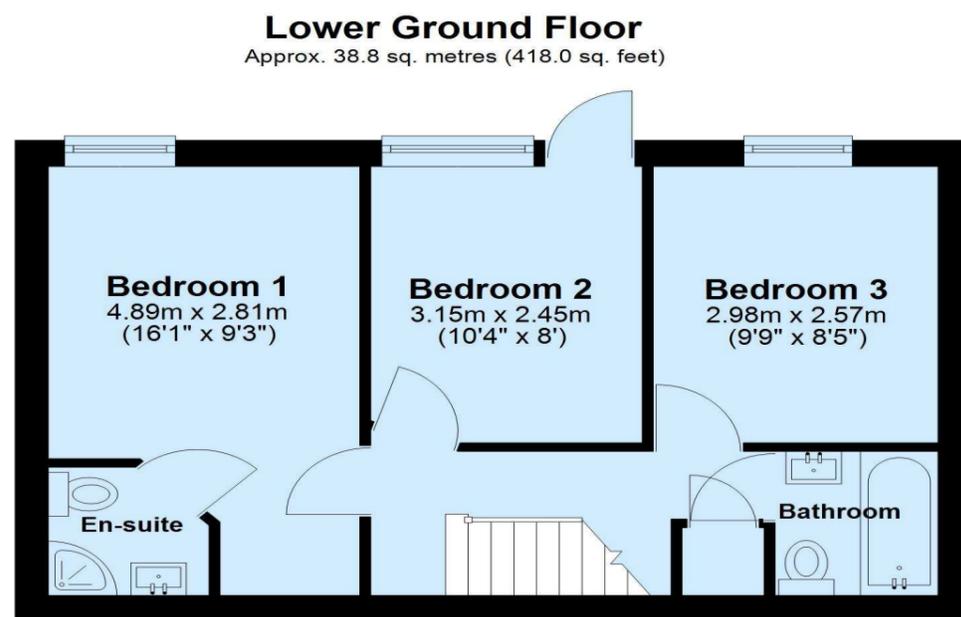
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Total area: approx. 78.1 sq. metres (840.6 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