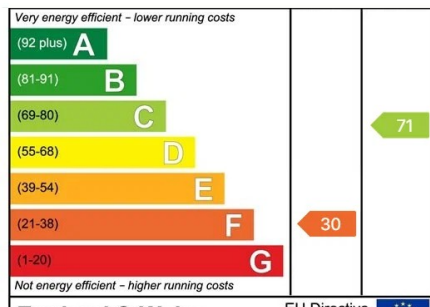






Higher Spriddlestone Barn

- Luxury modern home combining charm and character
- Detached guest cottage
- Presented to an exceptional standard
- Well proportioned and versatile accommodation
- Fabulous setting and views to Dartmoor
- Stunning lawned gardens, terraces, veranda and balcony
- Garage, driveway and parking
- Close to South Devon Coastline



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www.luscombemaye.com



Discover this stunning and superbly presented family home, complete with a charming guest cottage, nestled in the tranquil hamlet of Spriddlestone, just under three miles from Wembury and the South Devon coastline. Originally converted in the 1980s, the property has been sympathetically and expertly refurbished by the current owners to an exceptionally high standard, creating a beautiful country residence that harmoniously blends original period features with contemporary, luxury styling.

The main house offers well-proportioned and immensely versatile accommodation, bathed in natural light. The property is entered through the stone porch into the welcoming entrance hall with exposed granite walls and elegant staircase leading upstairs to the galleried landing. In the heart of the home is the spacious kitchen/breakfast room with double doors leading to the front of the property and a sheltered veranda, providing the perfect spot to enjoy a peaceful morning coffee. The neighbouring dining room leads directly into a bright sunroom with vaulted ceiling. Further generous reception spaces include a comfortable drawing room and a separate snug/downstairs bedroom, provide ample areas for relaxation and entertaining together with a flexibility of uses. A useful utility room and downstairs cloakroom complete the ground floor accommodation.

Ascending to the first floor, the principal bedroom is a true sanctuary, boasting an en-suite bathroom, a dedicated dressing room, and double doors that open onto a private balcony with superb, far-reaching views across neighbouring fields. Two additional well-appointed bedrooms are complemented by a walk-through study/gym/playroom, which could also serve as an occasional extra bedroom, alongside a modern family shower room.

The Cottage Across the gravelled driveway is the detached stone-built guest cottage. Again, the accommodation can be adapted to suit many uses, but currently comprises a ground floor bedroom/treatment room, a garage with workshop which can be accessed from the welcoming entrance hall. Stairs ascend to an open plan living space with vaulted ceilings, a well-equipped kitchen and sitting/dining area, and a comfortable bedroom with an en-suite shower room provide an ideal annex or retreat for guests.





OUTSIDE

Externally, the property is approached via a wide stone-pillared entrance that opens onto a substantial gravel driveway with a convenient turning circle and ample parking, leading to the single garage. The stunning gardens are predominantly laid to lawn, with established flower and herb beds with lush borders providing year round colour. A full-width brick paved terrace, accessible from the sun room, offers the perfect setting for outdoor dining and seating. Elsewhere in the gardens are tucked away stone seats and benches offering new aspects and opportunities for peaceful contemplation. The neighbouring fields assure peace and privacy, contributing to the idyllic country setting.

The property is situated on the edge of the hamlet of Spriddlestone set in beautiful unspoilt countryside with far reaching views across the South Hams and less than 3 miles from the village of Wembury which boasts a thriving community with amenities to include a 14th century church, primary school, forest school, convenience store, surgery, Inn and beach.

To ensure legal compliance, we require our sellers to provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/7toEV3A3XLBKsMcDa7nT62/view>).



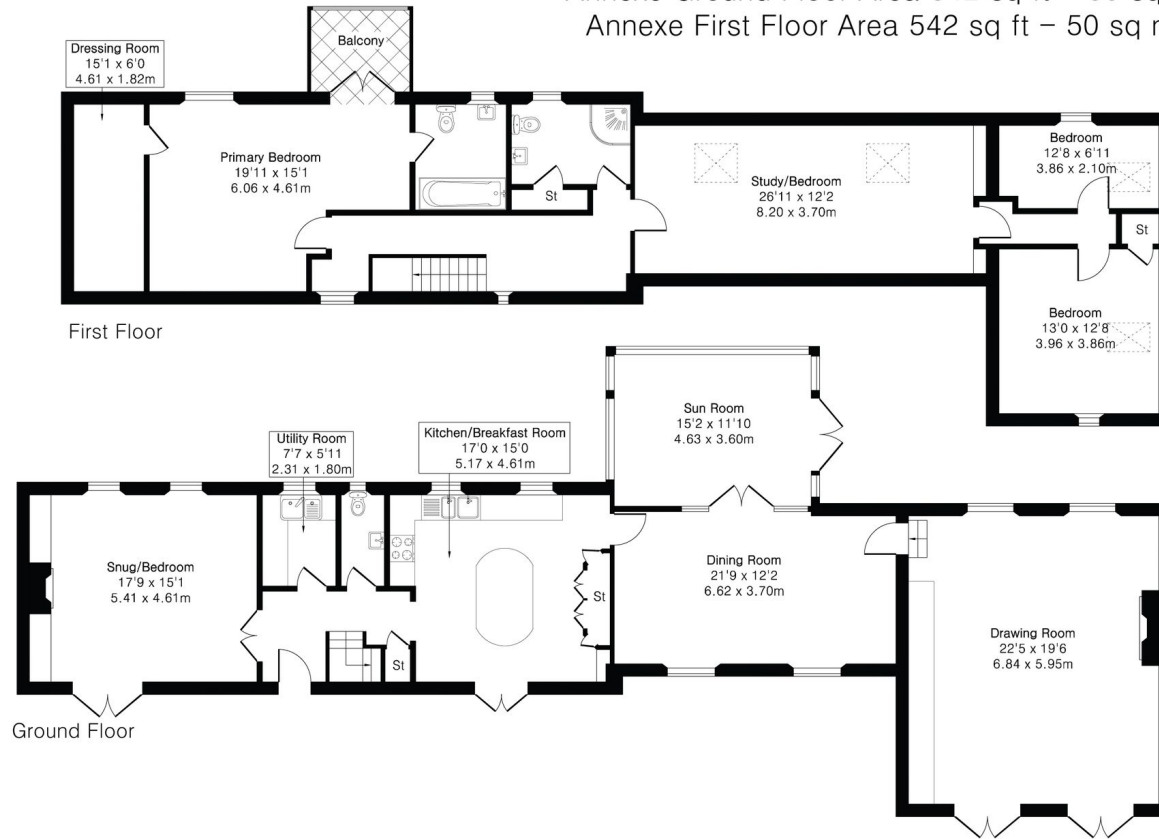
Approximate Gross Internal Area 3869 sq ft - 359 sq m

Ground Floor Area 1534 sq ft – 143 sq m

First Floor Area 1251 sq ft – 116 sq m

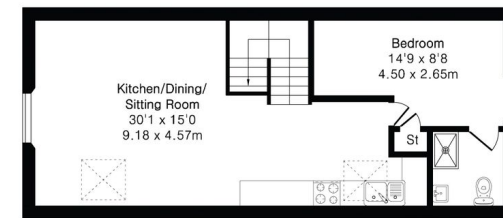
Annexe Ground Floor Area 542 sq ft – 50 sq m

Annexe First Floor Area 542 sq ft – 50 sq m

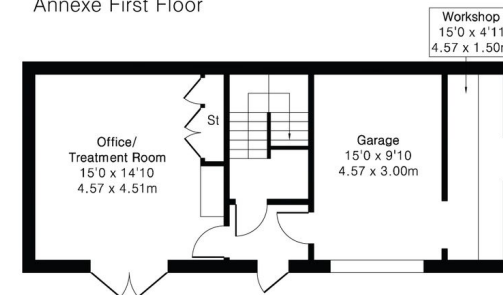


First Floor

Ground Floor



Annexe First Floor



Annexe Ground Floor

