

# MEADOW BARN NR. EAST ALLINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# MEADOW BARN, SECCOMBE FARM

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## Description

This exceptional detached barn conversion offers the perfect blend of rustic character and modern comfort, set within a wonderfully private rural landscape with sweeping countryside views. Beautifully crafted and thoughtfully designed, the property showcases exposed beams, stone flooring, solid oak staircase, galleried landing, vaulted ceilings and the generous room proportions create an inviting warmth throughout.

The accommodation flows effortlessly, there's a spacious entrance hall with stairs to the first floor, a well-equipped kitchen with stylish modern units supported by a practical utility room, ideal for busy family life, and a dedicated dual aspect dining room provides an elegant setting for gatherings.

All rooms on the ground floor benefit from direct access to the tiered patio that runs the length of the property, creating a series of charming outdoor spaces ideal for entertaining while enjoying the far-reaching views.

The first floor reception room is centered around a log burner and divided into two separate seating areas. A cozy snug, and a stunning sitting room with skylights and French doors opening onto a generous timber decked sun terrace. With three spacious bedrooms, and stylish en-suites and well-finished bathrooms, the property delivers comfort and privacy for family and guests alike. Completing the accommodation is a home office, which could be a 4th bedroom if required.

Outside, the established lawned gardens and grounds are a true highlight and extend to approximately two acres. There's a spring fed wildlife pond and a paddock that opens up possibilities for hobby farming, animals, or simply enjoying the open space. There are a variety of trees, shrubs and plants along with a lovely tiered patio seating area bound by flower and shrub rockery. This stunning setting is peaceful and secluded, offering a sense of escape while remaining beautifully connected to nature.

A private driveway leads to the front of the property where there is an area of hardstanding, ideal for parking numerous vehicles or boat storage plus a double garage complete the picture, ensuring practicality matches the property's charm.

## Situation

The property is situated between East Allington and Blackawton.

Blackawton has a strong community with a highly regarded primary school, church and a public house. The village is surrounded by unspoilt rolling countryside and within easy reach of the beautiful coastline, beaches, and estuaries of the South Hams.

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.

Dartmouth, is the closest larger town, providing a good range of shopping and marina facilities and lies at the mouth of the spectacular River Dart, famous as a sailing centre and home to Britannia Royal Naval College. The market town of Totnes has mainline railway links to London (approx 3 hours) lies approx 9 miles to the north. The towns of Kingsbridge and Salcombe, with their more extensive commercial and leisure facilities, are all within easy reach.

## Directions

what3words - poets.remedy.nibbles

From Kingsbridge take the A381 Totnes road out of town. After about 3 miles turn right signposted East Allington. Follow this lane into the village then at the junction turn left onto Dartmouth Road. Stay on this lane, going straight over at Pasture Cross junction heading towards Millcombe/Blackawton. Continue on this lane, then immediately after the sharp left hand bend bear left again into the entrance down to Seccombe Farm. Where the drive forks, bear right and continue down to Meadow Barn.





## KEY FEATURES

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- Superb detached, stone barn conversion
- Approximately 2 acres of established gardens, ground and paddock
- Picturesque rural setting with stunning countryside views
- Beautifully presented interior
- Character features throughout
- Galleried landing
- Double garage, ample parking/boat storage
- Spring fed pond
- Tiered patio seating area and timber decked terrace





# PROPERTY DETAILS

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## Property Address

Meadow Barn, Seccombe Farm, East Allington, Totnes, Devon TQ9 7QB

## Mileages

Kingsbridge 5 miles; East Allington 1.9 miles ; Blackawton 1.5 miles;  
Totnes 10 miles; Dartmouth 11 miles; A38 Devon Expressway 10 miles  
(distances are approximate)

## Services

Mains electricity. Private water. Private drainage. Oil fired central heating.

## EPC Rating

Band D. Current: 58, Potential: 71

## Council Tax Band

F

## Tenure

Freehold

## Authority

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

## 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.

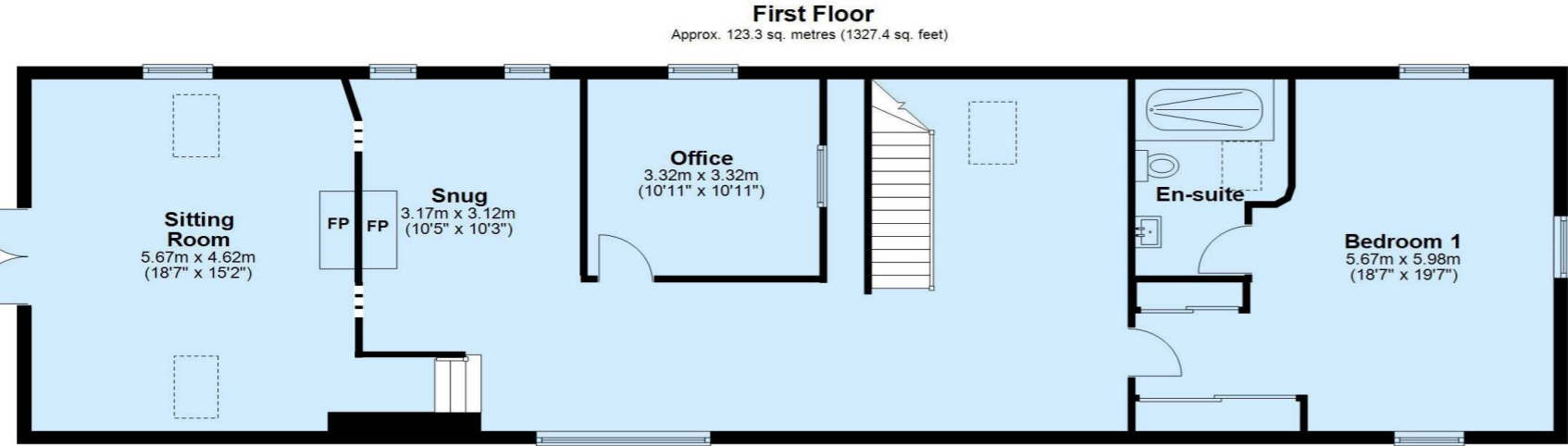
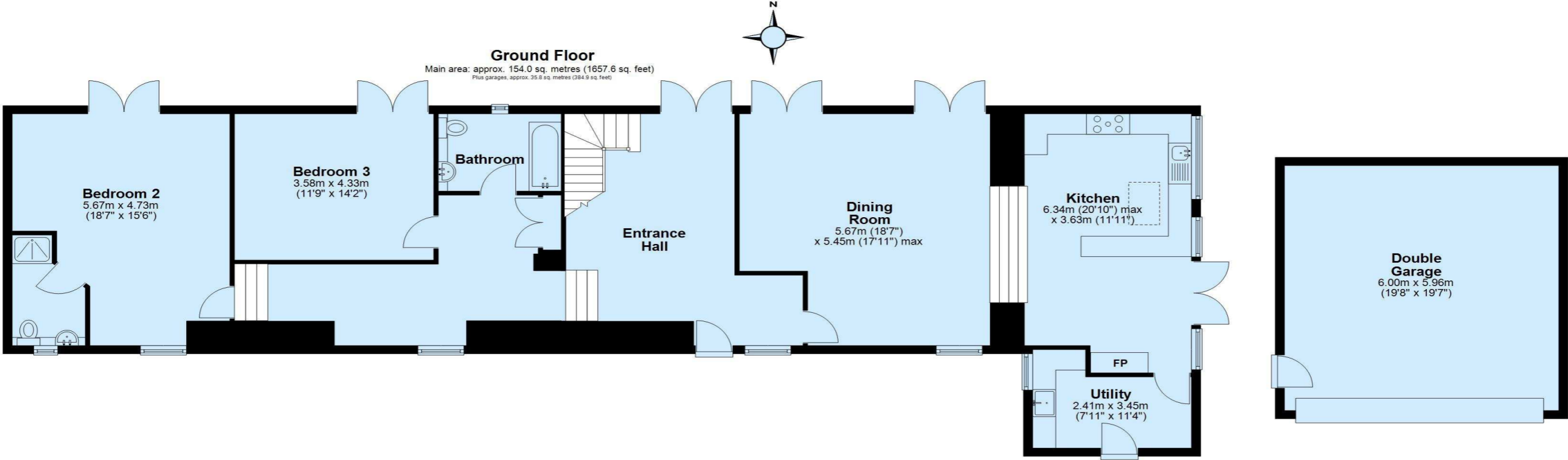
## Viewing

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



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# FLOOR PLAN



Main area: Approx. 277.3 sq. metres (2984.9 sq. feet)  
Plus garages, approx. 35.8 sq. metres (384.9 sq. feet)



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Kingsbridge Office

01548 857588 | [kingsbridge@marchandpetit.co.uk](mailto:kingsbridge@marchandpetit.co.uk)

94 Fore Street, Kingsbridge, Devon, TQ7 1PP

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

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01803 847979

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