



Luscombe Maye

Since 1873

Higher Torr Farm, East Allington, TQ9 7QH

Guide Price £439,950

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Luscombe Maye are delighted to bring to market this exceptional two bedroom semi-detached barn conversion, occupying a peaceful tucked-away position along a quiet country lane. Beautifully renovated throughout, the property has been thoughtfully redesigned to create a stylish and contemporary home whilst retaining the character and charm expected of a barn conversion.

Approached via a gated entrance, the property immediately creates a wonderful sense of space, with a generous garden and substantial gravelled driveway providing parking for numerous vehicles.

The true heart of the home is the impressive first-floor open-plan living space. Designed to maximise both natural light and the far-reaching countryside views, this stunning room features vaulted ceilings, exposed beams and a triple-aspect feature allowing light to flood the space. At its centre sits a high-specification kitchen featuring integrated appliances, durable compact laminate worktops and a bespoke oak butcher's block island incorporating twin under-counter fridges and additional storage. Complete with two premium hide-and-slide ovens, the kitchen is sure to appeal to keen cooks whilst also providing a superb space for entertaining family and friends.

To one side of the kitchen is the dining area, where a wood-burning stove creates a warm and inviting atmosphere, whilst to the other, the spacious sitting area is undoubtedly one of the property's standout features. Striking quadruple Velux windows flood the room with natural light whilst perfectly framing views across the surrounding countryside towards Dartmoor. Deep built-in storage cupboards further enhance the practicality of this exceptional living space.

On the ground floor, the principal bedroom benefits from extensive fitted wardrobes and a beautifully appointed en-suite shower room with walk-in shower. A second double bedroom is served by a separate contemporary bathroom, providing comfortable and flexible accommodation.

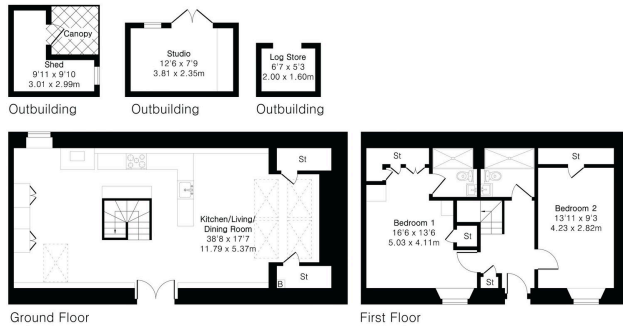


**Approximate Gross Internal Area 1174 sq ft - 109 sq m
(Excluding Outbuilding)**

Ground Floor Area 660 sq ft - 61 sq m

First Floor Area 514 sq ft - 48 sq m

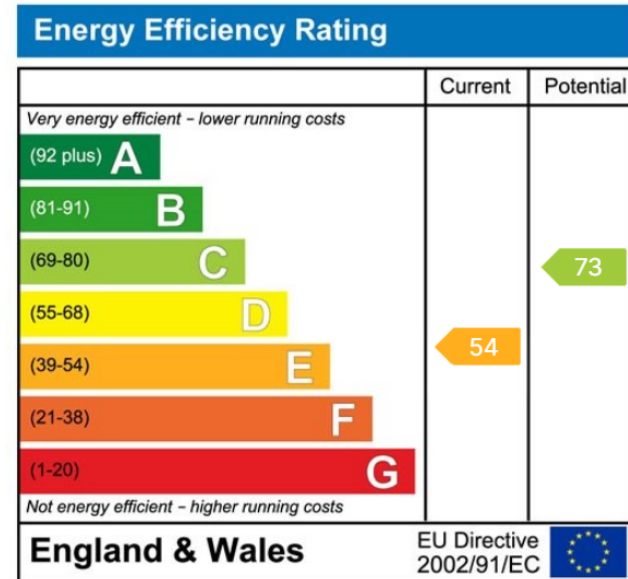
Outbuilding Area 192 sq ft - 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of open, windowed rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure is for initial guidance only and should not be relied on as a basis of valuation.



- Barn Conversion
- Two Double Bedroom
- Vaulted Ceilings
- En-Suite Shower Room
- Gated Entrance
- Open-Plan Living
- Dartmoor Views
- Quadruple Velux Windows
- Extensive Parking
- Beautifully Renovated



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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