7 COURT BARTON
SOUTH HUISH

MARCHAND PETIT

COASTAL, TOWN & COUNTRY

7 COURT BARTON

Court Barton is an elegant conversion of a group of barns, thoughtfully transformed into a collection of holiday cottages set around two charming courtyards. Set within beautifully maintained grounds of around three acres, it creates a tranquil and picturesque setting. Residents and guests can enjoy a range of excellent on-site facilities, including a heated indoor swimming pool, a heated outdoor pool, and an all-weather tennis court.

7 Court Barton enjoys one of the best positions within the development, offering glorious views across the countryside and out to sea. The west-facing patio is perfectly positioned to make the most of the spectacular outlook and breathtaking scenery, allowing for a seamless flow of indoor-outdoor living and entertaining.

The property is entered at ground-floor level into the spacious and light-filled open-plan kitchen/dining/living area, full of charm and character. The kitchen is well equipped and modern, with integrated appliances and solid granite work surfaces, while the open-plan living area benefits from west-facing views across the communal grounds, the valley beyond, and out to sea. Patio doors from the living room further enhance the views, allowing for indoor-outdoor living, entertaining, and enjoying the glorious setting. The ground floor also includes the smallest of the three bedrooms, which is still a good size and offers wonderful character.

Stairs lead to the first floor, where there are two great-sized double bedrooms. Both rooms are full of character, showcasing vaulted ceilings and exposed beams, while also featuring the same stunning views across the valley and out to sea. The larger of the bedrooms also benefits from a modern en-suite shower room, while a complementary family bathroom serves the other bedrooms.

The communal grounds are beautifully maintained, with sweeping lawns, ornamental courtyards, and meandering footpaths leading to a heated outdoor swimming pool for the summer months, as well as a year-round indoor pool. An all-weather tennis court further enhances the facilities.

South Huish is a peaceful rural hamlet in a delightfully unspoilt valley which runs down to the sea at South Milton Sands, less than a mile away. This is a wonderful beach for sunbathing, swimming and water sports, whilst a little further around the coast is Thurlestone village with its famous links golf course and other facilities. South Huish is also very near to the old fishing village of Hope Cove which also has sandy beaches.

Salcombe, a short distance away, lies in the other direction and is justly famous for its beautiful estuary, its sailing and boating and its golden beaches. In between the coastal scenery is magnificent and there are fabulous walks around the South Devon coast path. At the head of the Salcombe estuary is Kingsbridge which offers a good range of shopping and other amenities and is the focal point for this part of the South Hams.

PROPERTY DETAILS

Property Address
7 Court Barton, South Huish, Kingsbridge, Devon, TQ7 3EH

Mileages
Malborough 2.5 miles, Salcombe 4 miles, Kingsbridge 6 miles, Plymouth 24 miles, A38 Devon Expressway 16 miles (distances are approximate)

Services
Mains electricity and water. Electric heating. Private drainage.

EPC Rating
Current: E, Potential: C

Council Tax Band
N/A

Tenure
Share of Freehold

Authority
South Hams District Council

Key Features

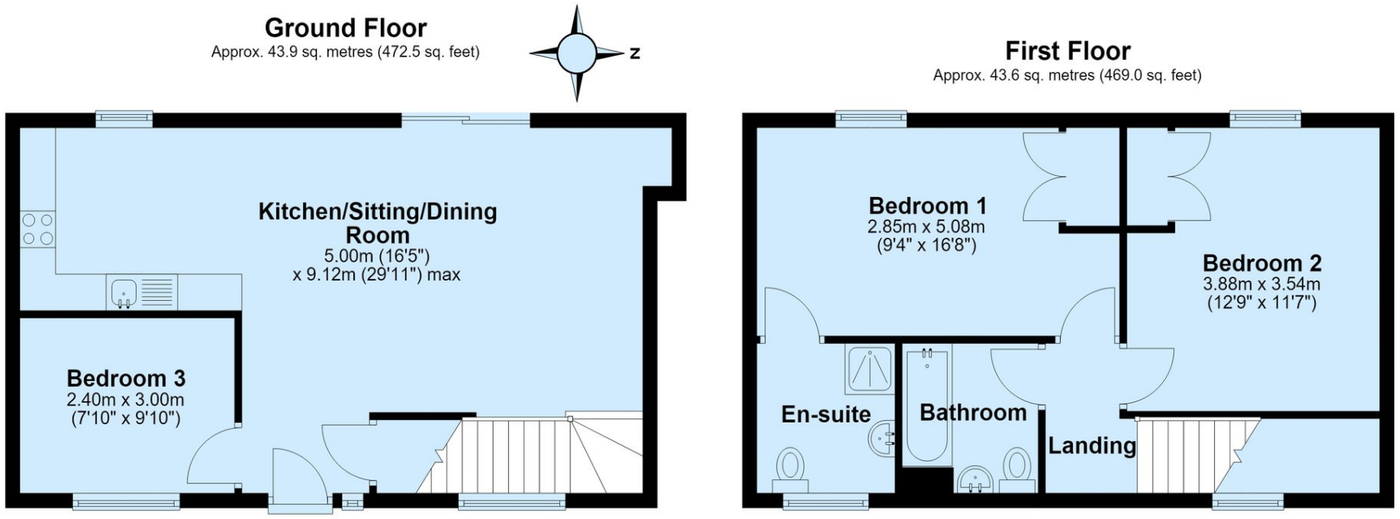
- Stunning contemporary barn conversion close to sandy beach
- 3 bedrooms and 2 bathrooms/shower rooms
- Peaceful rural location set within glorious grounds
- Wonderful sea and countryside views
- Plentiful unallocated parking
- Facilities include heated indoor and outdoor swimming pools, plus all-weather tennis court
- Second-home/holiday-let use only; not suitable for permanent residence

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.

Directions
From Salcombe, proceed along the A381 towards Kingsbridge, continuing as far as the village of Malborough. At Malborough turn off the main road through the centre of the village, leaving the church on the right-hand side. Immediately after the church, take the right-hand fork, signposted Galmpton and Hope Cove. Continue along this road for about half a mile, and at Galmpton Cross, go straight across, heading toward South Huish. The turning for Court Barton will be on the right-hand side, just before the ruined church.

Viewing
Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.

FLOOR PLAN



Total area: approx. 87.5 sq. metres (941.5 sq. feet)

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