



Luscombe Maye

Since 1873

# Barnfield, East Allington, Totnes, TQ9 7QR

Guide Price £475,000

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Situated on the edge of the sought-after village of East Allington, 2 Barnfield is a beautifully presented four-bedroom semi-detached family home, offering generous and flexible living space across three floors. With a large garden, ample parking, and far-reaching countryside views, this is a superb opportunity for those seeking comfort, practicality, and rural charm.

The ground floor includes a stylish kitchen/breakfast room featuring a Rangemaster cooker with LPG-fired gas hobs, perfect for keen chefs and family meals. A spacious dining/sitting room runs the full width of the house and includes a log-burning stove for cosy evenings, along with patio doors that open onto a sunny terrace - ideal for al fresco dining and entertaining. A useful utility room with WC adds everyday convenience.

Upstairs, the principal bedroom is a standout, complete with a private dressing room, en suite shower room, and a charming Juliet balcony that frames uninterrupted countryside views. There is a further good-sized double bedroom, a smaller double, and a single bedroom/office, all served by a modern family bathroom. The top floor loft room offers excellent versatility, perfect as a playroom, occasional guest space, or studio.

Externally, the property enjoys a generous garden, ideal for families, pets, and outdoor living, alongside plentiful off-road parking. The home also benefits from solar panels, helping to reduce energy costs and improve efficiency.

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

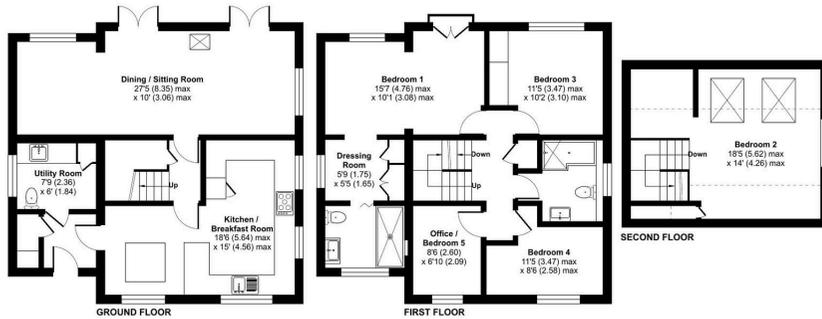
Energy Performance rating: D

Number and types of room: 4 bedrooms, 2 bathrooms, 2 receptions



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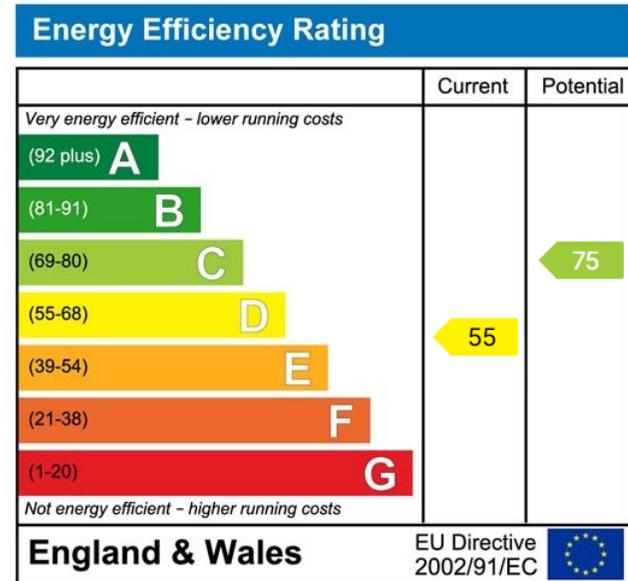
Approximate Area = 1470 sq ft / 136.5 sq m  
 Limited Use Area(s) = 116 sq ft / 10.7 sq m  
 Total = 1586 sq ft / 147.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Luscombe Maye, REF: 1342265



- 4 Bedrooms Plus Versatile Loft Room
- Modern Spacious Kitchen With Rangemaster
- Large Garden With Countryside Views
- Ample Off-Road Parking
- Solar Panels
- Principal Bedroom With Dressing Room, En-Suite & Juliet Balcony
- Log Burner & Patio Doors
- Utility Room With WC
- Sought-After Village Location



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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