



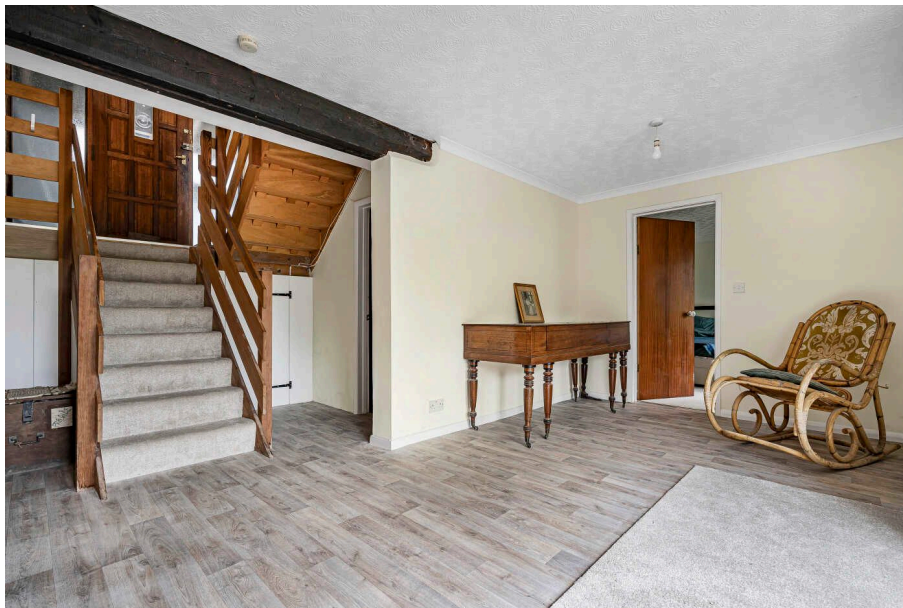
Luscombe Maye

Since 1873

Easton, Nr Bigbury, TQ7

Guide Price £675,000

3 2 1



DESCRIPTION

Nestled within the small and picturesque hamlet of Easton, just a short distance from Bigbury and its renowned sandy beaches, Glebe Barn is a charming unlisted stone barn conversion offering character, space and a wonderfully rural setting. This attractive semi detached home is arranged in a reverse level design, thoughtfully configured to make the most of its surroundings. The property is entered via an inviting entrance hall leading through to a well appointed kitchen and a spacious living/dining room, ideal for both everyday living and entertaining. A versatile snug, which could also serve as a fourth bedroom, sits alongside a useful utility room and a modern shower room on this level. On the lower ground floor, a generous hallway with patio doors opens directly onto a delightful, enclosed walled courtyard garden, perfect for al fresco dining or simply enjoying the peace and privacy. This floor also accommodates three comfortable bedrooms and a family bathroom, providing ample space for family life or visiting guests.



Outside, Glebe Barn continues to impress. There is private parking and a detached single garage, complete with an adjoining workshop fitted with power and light, ideal for hobbies or additional storage. The property is set within a generous plot featuring a large lawned garden, offering plenty of space for children to play, keen gardeners to cultivate vegetables, or simply to relax and take in the tranquil surroundings.

Extending to approximately 5.5 acres, the land is a real highlight. Comprising two gently sloping fields, with steeper areas, the grounds include a stream at the lower boundary and a former pond that could be reinstated. An old timber stable block provides three stables, making the property well suited to equestrian use, smallholding, or recreational pursuits. From the property there is a lovely walk down the lane to the bridge, from where there is a footpath either side of the stream leading down to the Avon Estuary.

With far reaching views across the surrounding countryside from the land, Glebe Barn offers a rare opportunity to acquire a home that combines rural charm, versatility and lifestyle potential in an idyllic South Hams setting.



Approximate Gross Internal Area 2071 sq ft - 192 sq m
(Including Garage & Excluding Outbuilding)

Ground Floor Area 851 sq ft - 79 sq m

First Floor Area 821 sq ft - 76 sq m

Garage Area 399 sq ft - 37 sq m

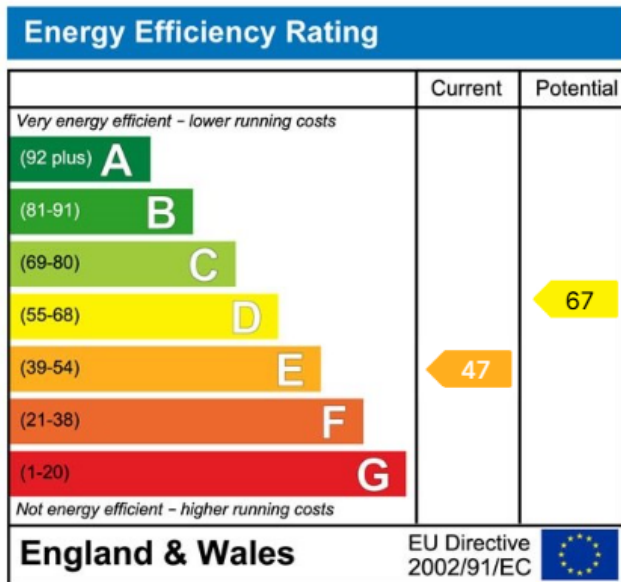
Outbuilding Area 440 sq ft - 41 sq m



- Charming unlisted stone barn conversion
- Flexible reverse-level accommodation
- Four bedrooms or versatile snug option
- Private parking, garage and workshop
- Stables and land ideal for equestrian or smallholding use
- Close to Bigbury's renowned sandy beaches
- Spacious living/dining room ideal for entertaining
- Enclosed walled courtyard garden
- Approx. 5.5 acres with stream and former pond
- No onward chain



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and 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 shown is for initial guidance only and should not be relied on as a basis of valuation.



Use the QR code for further "Material Information" about this home



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