

2 NEW BARN, HILLFIELD NR DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



2 NEW BARN

A stylish first floor apartment set within the attractive and peaceful Hillfield Village development. The property enjoys a wonderful rural setting surrounded by beautiful countryside, and has a fascinating history dating back to the 18th century, offering an appealing combination of tranquillity and accessibility, being just a short drive from Dartmouth.

This beautifully presented and light-filled two-bedroom first-floor apartment enjoys lovely countryside views and spacious, well-appointed accommodation throughout, and the property benefits from a private allocated parking space and a useful external storage room.

2 New Barn occupies the first floor of this attractive converted barn and has its own private entrance. The accommodation is centred around an impressive open-plan reception room and kitchen, featuring a vaulted ceiling and Juliet balcony, creating a wonderful sense of space and light.

The stylish kitchen is well fitted with a good range of wall and base units and with integrated appliances, and benefits from excellent natural light provided by two skylight windows. There are two generous double bedrooms; the spacious main bedroom features a vaulted and beamed ceiling, large picture window and beautiful views across the surrounding South Hams countryside, and benefits from a stylish en-suite shower room. A well-appointed family bathroom completes the accommodation.

Holiday or second-home use only.

The property is offered with a share of the freehold. New Barn Associates Ltd is owned by the three apartment owners of Nos. 1, 2 and 3 New Barn. Each apartment is held on a 999-year lease; No. 2 New Barn has a lease commencing on 27.04.2018.

Estate service charge: £1535 per annum.

The historic waterside town of Dartmouth is approximately three miles away, renowned for its picturesque waterfront, excellent sailing facilities and famous annual Royal Regatta. The town offers an excellent range of independent shops, cafés, restaurants and galleries.

The surrounding area provides superb opportunities for walking, cycling and enjoying the spectacular South Devon coastline, with beautiful beaches and scenic coastal walks within easy reach. There are also several highly regarded golf courses nearby.

For those travelling further afield, mainline railway services to London Paddington are available from Totnes, approximately 13 miles away, while the A38 Devon Expressway can be accessed at Buckfastleigh, around 19 miles distant.





KEY FEATURES

- Really lovely well presented two-bedroom first-floor apartment
- Beautiful countryside views
- Vaulted main living space
- Spacious open-plan reception room
- Stylish Kitchen
- Main bedroom with en-suite shower room
- Private allocated parking
- Useful external storage room
- Share of freehold & 999-year lease from 27.04.2018
- Peaceful rural setting just a few miles from Dartmouth
- Holiday/second-home use only





PROPERTY DETAILS

Property Address

2 New Barn, Hillfield Village, Bugford, Dartmouth, TQ6 0LX

Mileages

Dartmouth 2 miles, Blackpool Sands (Blue Flag Beach) 3 miles, A38 Expressway 12 miles. Mileages area approximate.

Services

Mains electricity. Private water supply. Private drainage. Electric heaters.

EPC Rating

Current: D Potential: C

Council Tax Band

Not Applicable

Tenure

Share of freehold & 999 year lease from 27.04.2018

Authority

South Hams District Council

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

Proceed out of Dartmouth on the A3122 driving through Norton. Take the second left into Bugford Lane and after about ½ mile, the entrance to Hillfield Village will be found on the left.

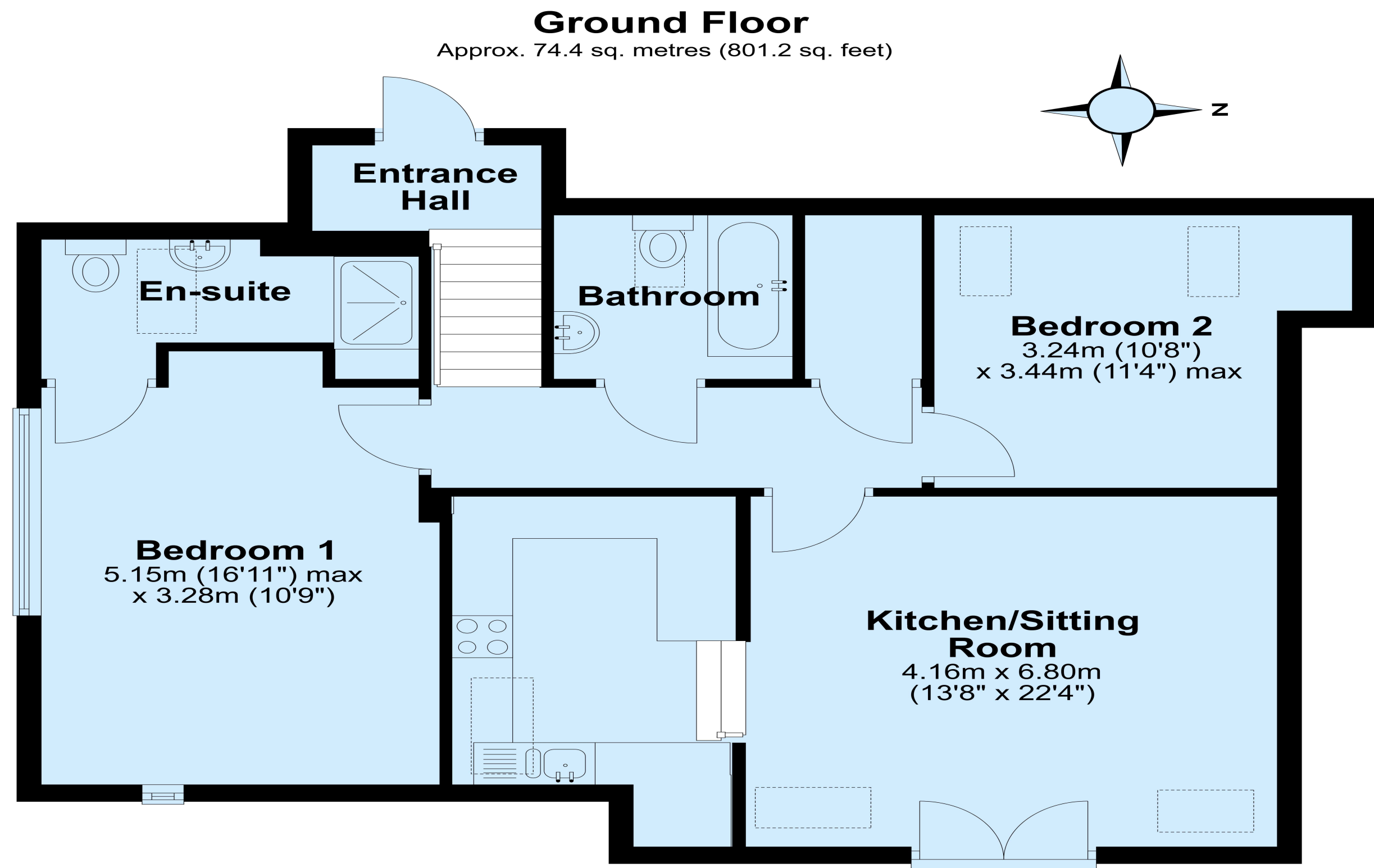
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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FLOOR PLAN





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