

MITCHAVEN, 1A KEATON BARNS HOLBETON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Mitchaven | 1A Keaton Barns | Holbeton | Devon | PL8 2FQ

Beautifully renovated three-bedroom terraced barn conversion in a sought-after South Hams setting, with sea views, large southerly-facing garden, characterful interiors, bespoke kitchen, garage and parking. Close to Mothecombe Beach, the South West Coast Path.

Mileages

Plymouth Train Station 10.6 Miles, A38 6.6 Miles,
Mothecombe Beach 1.6 Miles, Local Pubs /
Restaurants 2.3 miles
(All mileages are approximate)

Accommodation

Lower Ground Floor

Entrance Hall
Two Bedrooms
Shower Room

Ground Floor

Sitting/Dining Room, Kitchen,
Principal Bedroom with Ensuite

First Floor

Loft Storage Area

Outside

Gravelled Parking Area, Garage, Garden

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



Positioned within a charming cluster of converted barns and the original farmhouse, 1A Keaton Barns enjoys a wonderful South Hams setting, surrounded by open countryside with the coast close by. Recently renovated by the current owners, the barn combines characterful features with an easy sense of modern living, while the views stretch across farmland to the sea in the south and northwards towards Dartmoor. With Mothecombe Beach nearby and the South West Coast Path within easy reach, it offers a rare blend of rural and coastal living.

The surrounding landscape is a significant part of the appeal. From the barn, the patchwork of fields falls gently towards the coastline, while inland the outlook opens across the South Hams towards Dartmoor. It is this combination of countryside, coastline and distant moorland that makes the setting so special; peaceful and immersed in nature, yet never far from some of the area's most loved places.

The Property

From the gravelled parking area and garage, a path leads to a small courtyard and the entrance to the barn. The accommodation is arranged over two levels. On the lower floor, the entrance hall, finished with engineered oak flooring, leads to two bedrooms, both with exposed beams and oak window lintels, together with a shower room. Upstairs, the barn opens into its main living accommodation, where the sitting room, kitchen and principal bedroom are all arranged on this level.

The sitting room occupies half of the original roundhouse and is a particularly characterful room, with exposed timbers and lintels, and an attractive exposed stone feature wall. French doors open onto the terrace and garden, with sea views beyond. Recently installed, the bespoke kitchen pairs dark blue cabinetry with crisp white worktops to create a clean, contemporary look. Integrated appliances add to the seamless finish, while a mix of base and wall units, including glazed display cabinets, provides practical storage and an attractive focal point. Thoughtfully positioned lighting enhances both function and atmosphere, giving the space a warm, modern country feel. Stairs rise from the kitchen to a large loft storage area, offering flexible use. The principal bedroom is a generous and light-filled space, with engineered oak flooring underfoot, views across the garden and the benefit of an en suite shower room.

Outside

Opening directly from the sitting room, the patio provides an easy extension of the living space, perfectly placed for long lunches or morning coffee in the sun. Beyond, a long, wide lawn unfolds towards sea views, with the surrounding farmland lending a lovely sense of being immersed in the countryside. Generous in size, the garden offers plenty of room for children to play, while also presenting exciting scope for a more landscaped planting scheme, whether as a cottage garden, kitchen garden or a combination of both. To the front of the property, a gravelled parking area is shared with just one neighbouring home, with each property benefiting from its own parking area and garage.



The Location

A short drive away, Holbeton is one of the South Hams' most picturesque villages, with its thatched cottages, village pub, shop and post office, and strong sense of community. The village is well supported, with a play park, village hall, community orchard and a range of local events throughout the year. In the other direction lie Newton Ferrers and Noss Mayo, popular estuary villages known for their waterside setting, sailing community and excellent everyday amenities. Newton Ferrers offers a Co-op, pharmacy, post office, deli, coffee shop and well-known pubs, while both Holbeton and Newton Ferrers have popular primary schools. School bus services run from nearby Battsborough Cross to Ivybridge Community College and Plymouth College. From the property, it is a short walk to join the South West Coast Path, while Mothecombe Beach is close at hand for days on the sand, coastal walks and year-round dog walking. The Schoolhouse restaurant is also nearby, and Mothecombe House regularly opens its gardens and hosts events throughout the year. Altogether, this is a setting that combines the best of South Hams village life with easy access to the coast, estuary and surrounding countryside.

Summary

This is a home that would suit a number of uses, whether as a main residence, an appealing holiday home or a holiday let, given its proximity to Mothecombe Beach, the coast path and some of the area's most popular villages. Above all, it is the quality of the position that makes it so compelling: a beautiful, recently modernised barn conversion, closely connected to the surrounding landscape, with the sea in one direction and Dartmoor in the other.





Property Details

Services: Mains water and electricity. Private drainage. LPG gas central heating.

EPC Rating: Current: E - 49, Potential: C - 79, Rating: E

Council Tax: Band E

Tenure: Freehold

Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

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 Plymouth: take the A379 Kingsbridge road. Pass through Yealmpton in the direction of Modbury, pass through Yealmbridge and then in about 1 mile turn right signposted Battisborough/Holbeton 2.5 miles. When reaching Battisborough Cross continue straight on over the crossroads. The lane to 1A Keaton Barns is the first on the left after Battisborough Cross, the property can be found immediately in front of you at the end of the lane.

From Modbury: take the A379 westwards, passing the A3121 junctions (Ermington/Ugborough/A38) and rise up to the top of the hill to turn left signposted Battisborough Cross/Holbeton 2.5. When reaching Battisborough Cross continue straight on over the crossroads. The lane to 1A Keaton Barns is the first on the left after Battisborough Cross, the property can be found immediately in front of you at the end of the lane.

Viewing

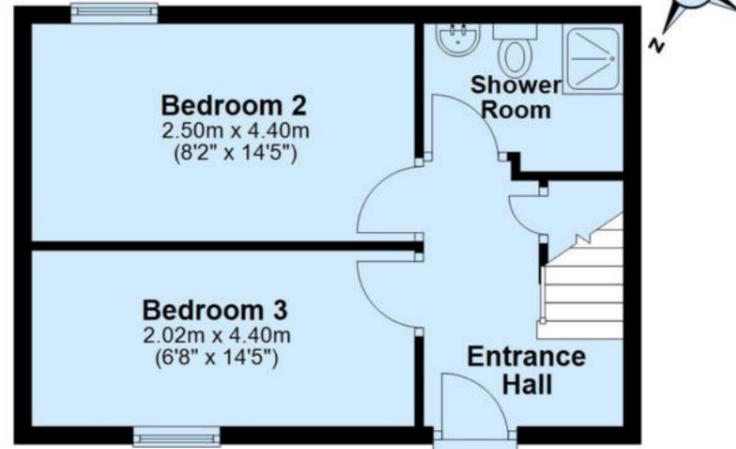
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

Key Features

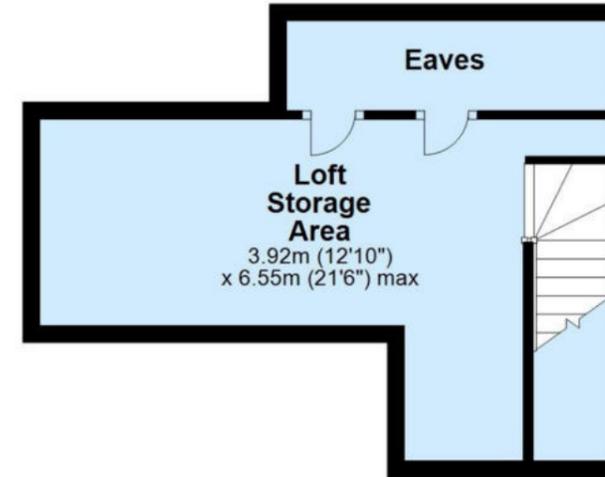
- Sea views across surrounding farmland
- Beautifully renovated three-bedroom terraced barn conversion
- Large southerly-facing garden with patio and lawn
- Characterful interiors with exposed beams and stonework
- Recently installed bespoke kitchen with integrated appliances
- Principal bedroom with en suite shower room
- Garage and private parking
- Close to Mothecombe Beach and the South West Coast Path



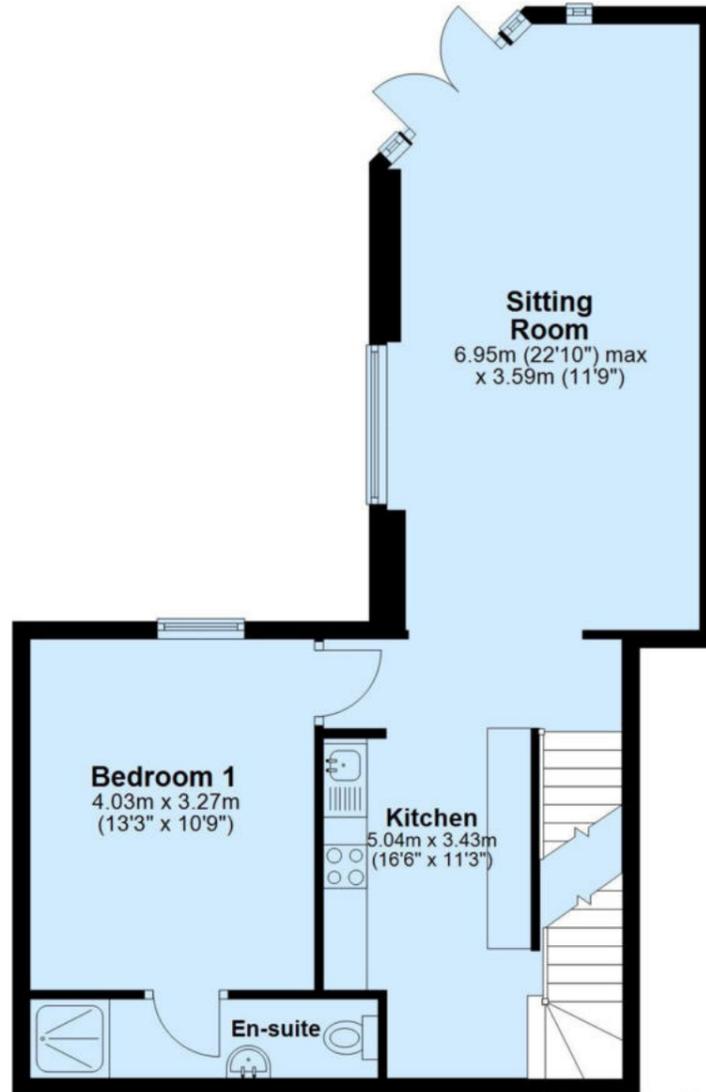
Lower Ground Floor
Approx. 31.4 sq. metres (338.2 sq. feet)



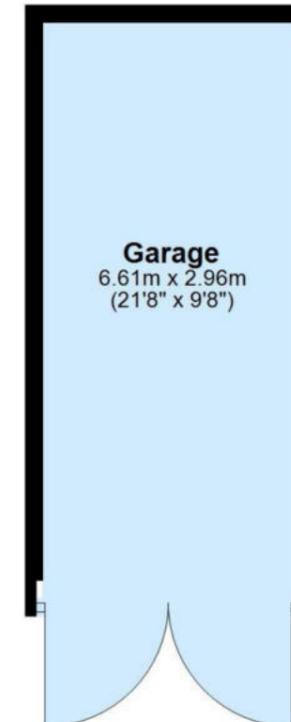
First Floor
Main area: approx. 19.1 sq. metres (205.9 sq. feet)
Plus eaves, approx. 3.8 sq. metres (41.0 sq. feet)



Ground Floor
Approx. 57.5 sq. metres (619.0 sq. feet)



Outbuildings
Plus garages, approx. 19.5 sq. metres (210.4 sq. feet)



Main area: Approx. 108.0 sq. metres (1163.0 sq. feet)
Plus garages, approx. 19.5 sq. metres (210.4 sq. feet)
Plus eaves, approx. 3.8 sq. metres (41.0 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590