

# THE KEEPING PLACE

## SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



# THE KEEPING PLACE

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An enchanting and beautifully presented five/six bedroom barn conversion, converted with flair and imagination, rich in character, with comfortable and practical accommodation throughout. It is set in a delightful rural hamlet close to the stunning coast, beautiful South Milton Beach, and Thurlestone Sands.

The Keeping Place is a traditional barn that has been converted with an exceptional amount of flair to create a wonderful home, rich in character yet with comfortable and practical accommodation. The solid oak floors and doors, attractive fireplaces, flagstone flooring, and a wealth of exposed beams and trusses all contribute to the warm and inviting atmosphere that greets you as you walk through the door. Already a successful holiday rental on Airbnb, The Keeping Place is an ideal investment for those seeking a rental property. No additional planning permission is required to continue its operation.

The ground floor offers spacious living accommodation comprising a gorgeous sitting room, a galleried dining hall, a beautifully fitted kitchen featuring a four-oven oil-fired Aga cooker, and a master bedroom with an en-suite bathroom and walk-in wardrobe. Additionally, on this floor, there is a separate snug, shower room, secondary kitchen, and a further bedroom/office—all with the potential to be closed off and used as a separate annex or holiday rental. The ground floor also enjoys multiple access points to the garden via patio doors from the master bedroom and dining room.

An oak staircase leads to a galleried and expansive landing on the first floor, which offers three further bedrooms, one en-suite shower room, a shared shower room, and a useful store room/6th bedroom.

At the front of the property, there is a very pretty and easily manageable garden enclosed by stone walls, with a level lawn and an attractive stone-paved sun terrace. Raised planting beds with shrubs and climbing plants, as well as an old water trough converted into a charming feature with a waterfall into a small pond, enhance the outdoor space. To one side of the garden, there is a gravelled hardstanding for parking and a well-screened oil-storage tank.

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 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.





## KEY FEATURES

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- Incredible barn conversion
- Up to 6 bedrooms
- Spacious living accommodation
- Abundance of character and original features
- Stunning and rural location
- Close to beautiful beaches
- Countryside views





# PROPERTY DETAILS

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## Property Address

The Keeping Place, South Huish, Salcombe, Devon, TQ7 3EH

## Mileages

Salcombe 4 miles, Kingsbridge 5 miles, A38 Devon Expressway 14 miles, Coast 1 mile (distances are approximate)

## Services

Mains water and electricity. Private drainage. Oil central heating.

## EPC Rating

Current: D, Potential: C

## Council Tax Band

F

## Tenure

Freehold

## 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.

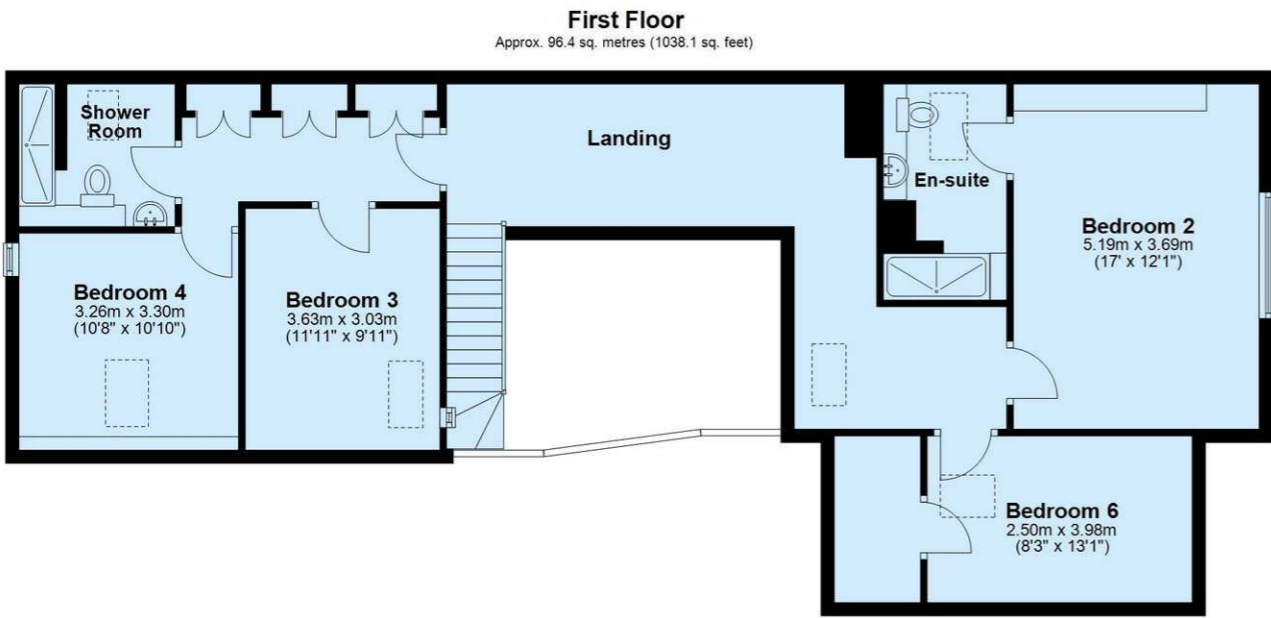
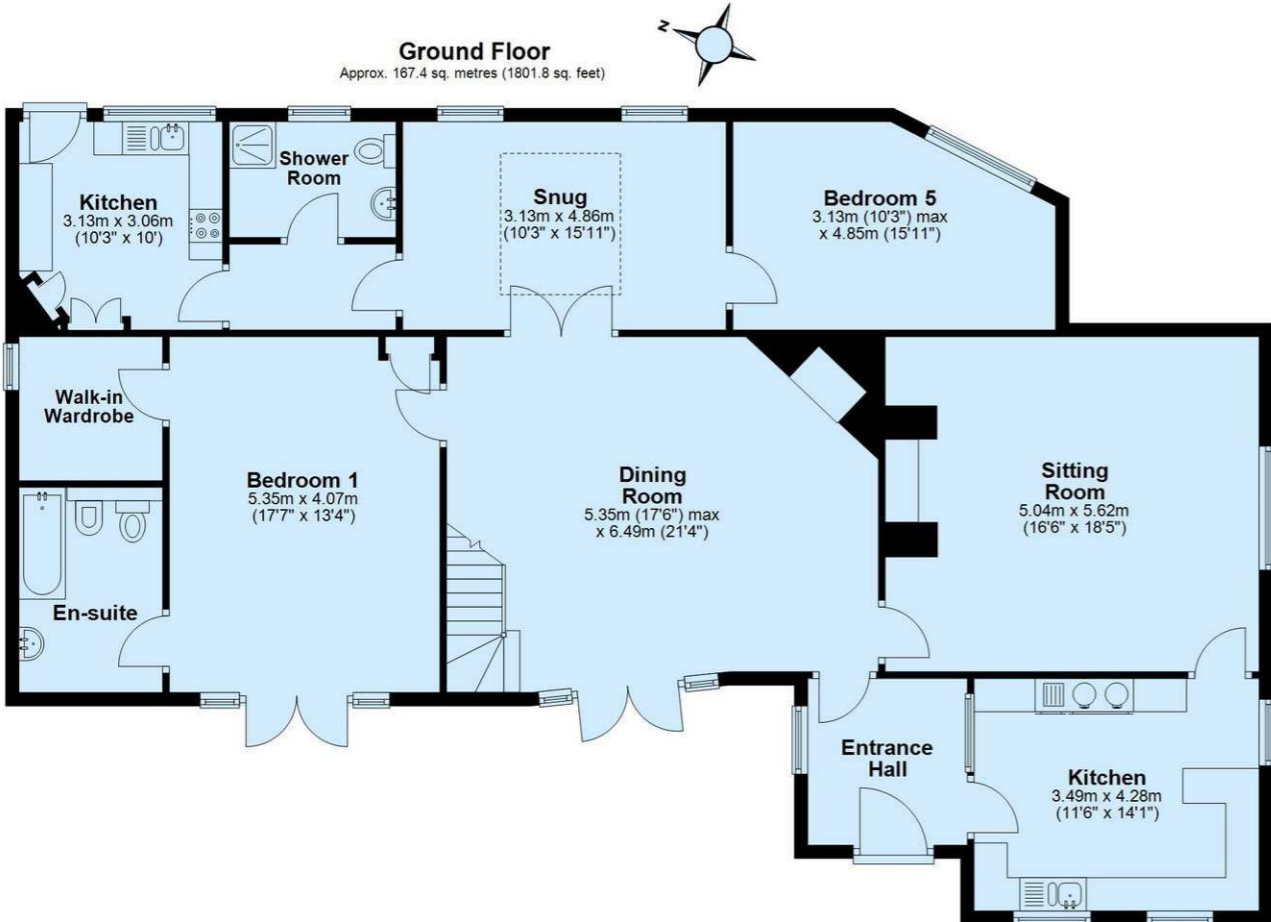
## Directions

From Salcombe proceed along the A381 towards Kingsbridge as far as the village of Malborough, where you go straight ahead (turning 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. Proceed along this road for about half a mile and at Galmpton Cross go straight across, heading for South Huish. On reaching South Huish bear left past Court Barton and pass a ruined church on the right hand side. Turn right at the next T-junction and the property will be found immediately on your left hand side.



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.

# FLOOR PLAN



Total area: approx. 263.8 sq. metres (2839.9 sq. feet)





MARCHAND PETIT

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