



The Haybarn, South Allington

RENDELLS

The Haybarn

South Allington, Kingsbridge, TQ7 2ND

Offered to the Residential Sales market is this beautiful bungalow Completed in 2023 and positioned within approximately 0.65 acres of landscaped grounds, The Haybarn is an exceptional contemporary space enjoying an idyllic rural setting on the edge of the peaceful hamlet of South Allington. Designed with sustainability at its core, this striking home combines elegant modern architecture with outstanding eco credentials, offering light-filled accommodation, far-reaching countryside views and an effortless connection between indoor and outdoor living.

- Exceptional contemporary detached bungalow completed in 2023
- Approximately 0.65 acres of landscaped gardens and grounds
- Three double bedrooms and two beautifully appointed bathrooms
- Stunning open-plan kitchen, dining and living space
- Separate sitting room opening onto the terrace and hot tub area
- Wraparound raised decking with outstanding countryside views
- Triple glazing, air source heat pump and underfloor heating
- Solar photovoltaic panels with battery storage
- Electric vehicle charging point and EPC Rating A
- Gated driveway, extensive parking, orchard, paddock and converted horsebox/home Office

Guide Price of £635,000-£650,000

The Situation

The Haybarn occupies a peaceful rural position just beyond the hamlet of South Allington, surrounded by the rolling countryside of the South Hams. The nearby village of Chillington, approximately two miles away, provides a range of everyday amenities including a village shop, post office and health centre, whilst East Charleton offers a petrol station and convenience store. The popular market town of Kingsbridge lies within easy reach, providing an excellent selection of independent shops, restaurants, supermarkets and leisure facilities, with the spectacular South Hams coastline and numerous beaches only a short drive away.

The Accommodation

Entrance Hall

A welcoming entrance hall provides access to the principal accommodation, setting the tone for the contemporary styling and exceptional finish found throughout the property.





Open-Plan Kitchen, Dining & Living Room

Undoubtedly the heart of the home, this impressive open-plan space has been designed to maximise natural light and frame the surrounding countryside. Large glazed doors open directly onto the wraparound terrace, creating a seamless connection with the gardens and providing an ideal setting for entertaining. The contemporary kitchen is fitted with an extensive range of sleek cabinetry and integrated appliances, while the dining and sitting areas are centred around a wood-burning stove, creating a warm and inviting atmosphere throughout the seasons.

Sitting Room

Positioned separately from the main living space, the sitting room provides a peaceful retreat and enjoys direct access onto the decking and hot tub terrace, making it equally suited to relaxing or entertaining.

Bedrooms

The property offers three generously proportioned double bedrooms, all beautifully presented and enjoying delightful rural outlooks. The flexible layout lends itself equally well to family living, visiting guests or multi-generational occupation, with options to have a self-contained guest or relative's suite if desired.

Bathrooms

Two beautifully appointed bathrooms serve the accommodation, one featuring a walk-in shower and the other a contemporary bath suite, both finished to an excellent standard.

The Gardens & Grounds

Approached via a sweeping gated driveway, The Haybarn enjoys an impressive sense of arrival with extensive gravel parking and beautifully maintained grounds extending to approximately 0.65 acres. The gardens have been thoughtfully landscaped and comprise expansive lawns, mature planting, an orchard, vegetable garden, enclosed herb garden and a fenced paddock, all enjoying an exceptional degree of privacy.

A substantial raised deck wraps around three elevations of the property, creating a series of superb outdoor entertaining spaces perfectly positioned to capture the surrounding countryside and spectacular sunsets.

A charming converted horsebox provides a highly versatile ancillary space, currently arranged as a home office and leisure room with power, television, refrigeration and cooking facilities. Equally suited as a studio, guest accommodation or creative workspace, it also offers potential for supplementary income, subject to any necessary consents.





Additional Information

Tenure

Freehold.

Services

Mains Electrics, Private Drainage, Air Source Heat Pump, Solar Photovoltaic Panels w/ Battery Storage.

Council Tax

Band E.

Energy Performance Certificate

Energy rating A.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

Viewing Arrangements

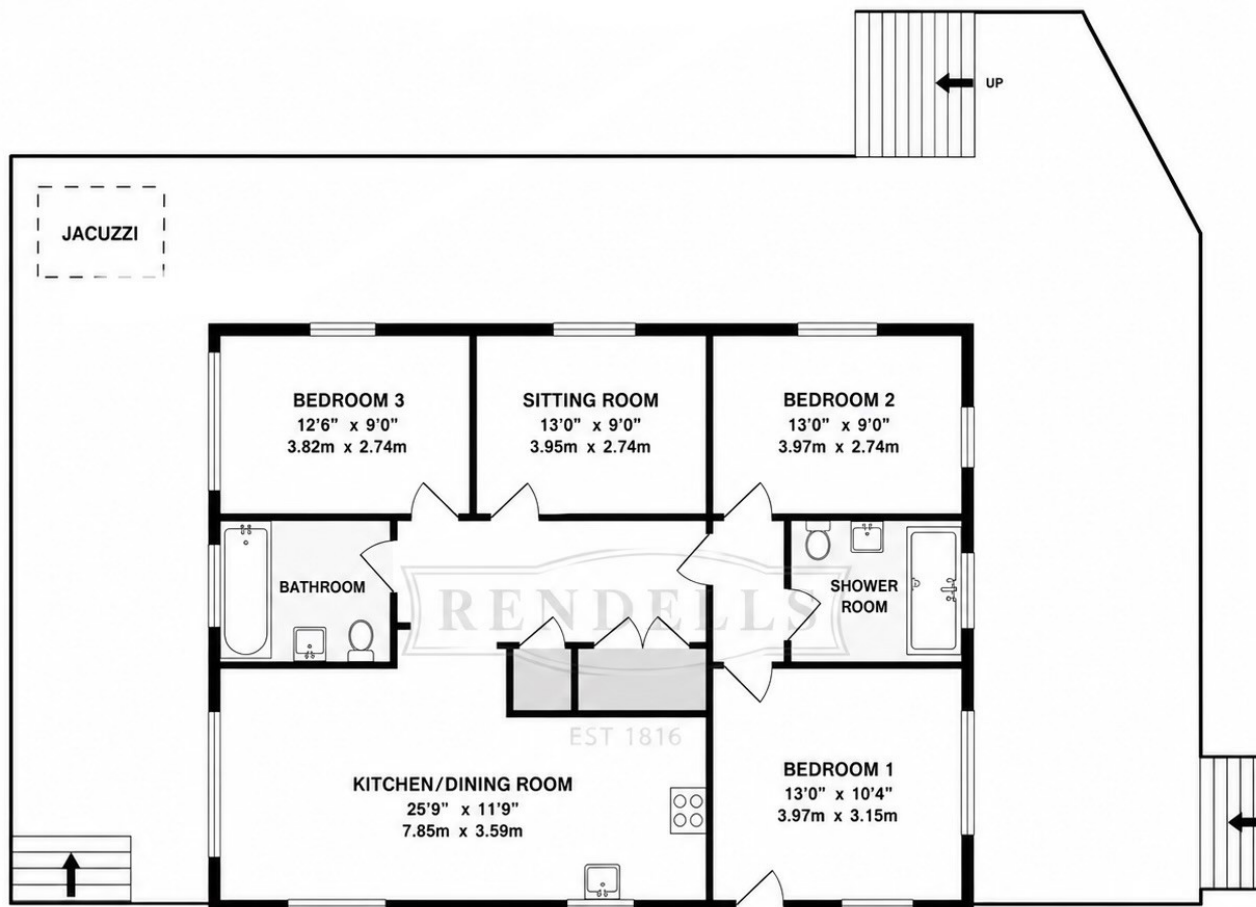
Strictly by telephone appointment through Rendells Totnes Estate Agents.

Mileages

Salcombe 12.3 approx. miles (or Passenger Ferry from East Portlemouth), Kingsbridge 6.4 approx. miles, Slapton 10.7 approx. miles, Beesands 3.4 approx. miles, Start Point 3.9 approx. miles, Dartmouth 15.1 approx. miles, Totnes approx. 17.1 miles, Exeter approx. 44.7 miles, Plymouth 29.5 approx. miles, (London Paddington via Totnes Train Station approx. 2.45 hours).

Directions

From Kingsbridge, proceed northwest along Fore Street and turn right onto Duncombe Street. Continue onto Belle Vue Road, merging onto Church Street, which becomes Bridge Street. At the roundabout, take the first exit onto the A379, continuing along this road for approximately 4 miles. Turn right onto Orchard View, then follow the road, taking the subsequent turns as signposted. Continue, where the entrance to the property will be found on the right-hand side.



This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



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