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4 Venton Court, East Allington, TQ9 7RT

A beautiful 3 Bedroom Reverse-Level Barn Conversion with Annex, Large Gardens, Garage & Parking

A charming and beautifully converted barn offering spacious and versatile accommodation in a peaceful setting. This delightful three-bedroom home combines character features with practical modern living, enjoying attractive landscaped gardens, garage, parking and a superb detached annex positioned at the top of the garden with its own separate entrance.

The property has been thoughtfully designed in a reverse-level configuration to maximise the natural light, views and sense of space, with the principal living accommodation located on the first floor.

At the heart of the home is the impressive open-plan kitchen, dining and living area, a wonderfully sociable and inviting space ideal for both everyday family living and entertaining.

The living area features a striking vaulted ceiling with exposed beams, large windows enjoying lovely outlooks over the surrounding gardens and countryside, and a wood-burning stove creating a warm and cosy focal point.

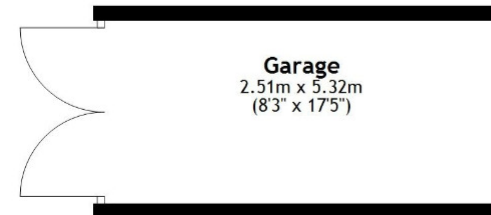
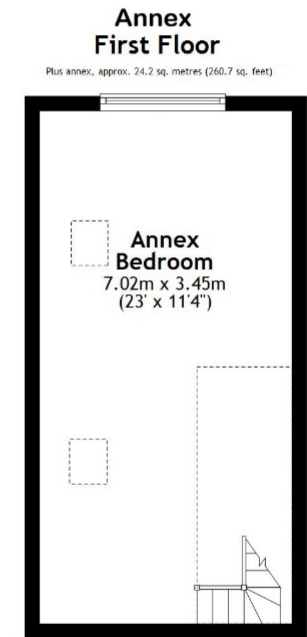
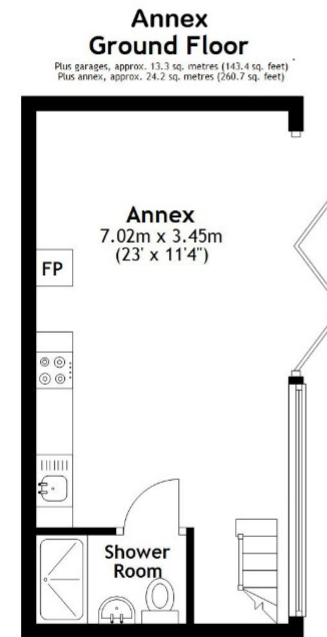
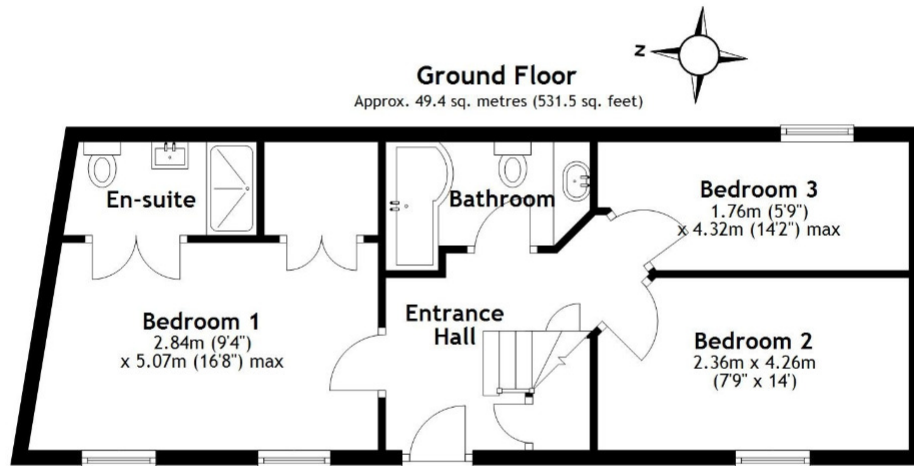
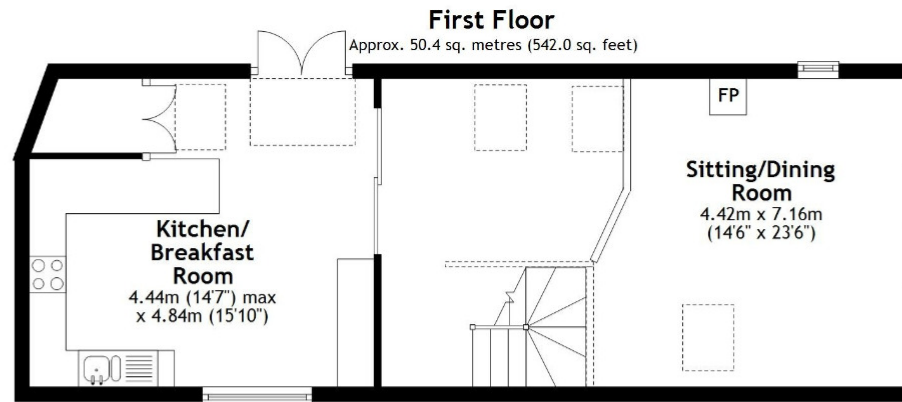


The kitchen is well-appointed and thoughtfully positioned alongside the dining and sitting areas, creating a seamless flow throughout the space. Fitted with a range of modern units and work surfaces, the kitchen includes integrated appliances comprising a Bosch oven, hob and fridge/freezer, together with ample storage and preparation space. Doors open directly onto the patio and garden, effortlessly connecting indoor and outdoor living.



The ground floor accommodation comprises three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single bedroom which could also serve as a home office or nursery. The principal bedroom benefits from a walk-in wardrobe and an en-suite shower room, while a stylish family bathroom serves the remaining bedrooms.





Main area: Approx. 99.7 sq. metres (1073.5 sq. feet)

Plus garages, approx. 13.3 sq. metres (143.4 sq. feet)
Plus annex, approx. 48.4 sq. metres (521.5 sq. feet)

4 Venton Court, East Allington, Totnes

Externally, the property enjoys a stunning and thoughtfully arranged south-facing garden designed for ease of maintenance while still offering an excellent variety of outdoor spaces to enjoy throughout the seasons. A productive vegetable patch and small orchard provide an excellent opportunity for keen gardeners and those seeking a more self-sufficient lifestyle.

The patio area offers the perfect setting for al fresco dining, entertaining and relaxation. The garden also benefits from a shed with electricity connected, offering practical storage and potential for use as a workshop or hobby space.

A particularly impressive feature of the property is the exceptional detached annex situated at the top of the garden. Accessed independently via its own private entrance, the annex offers outstanding versatility and could suit a wide range of uses including guest accommodation, a home office, creative studio, hobby room, gym or additional entertaining space. The annex further benefits from a fitted kitchen, shower room and a charming wood-burning stove, creating a comfortable and self-contained space that can be enjoyed throughout the year.

Further benefits include private parking, a garage with electricity connected, attractive surroundings and excellent versatility throughout, making this an exceptional home ideal for a variety of buyers.



Services

Main water and electricity are connected. Oil-fired central heating. Shared private drainage/communal septic tank.

We understand there is an approximate monthly maintenance contribution of £50.

Freehold
Property size, 1,675 sqft
EPC: D

Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.

Floor plans, and images are for guidance only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	71 C
39-54	E		
21-38	F		
1-20	G		

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