

THE HAYLOFT, 3 WINSLADE COURT FROGMORE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

THE HAYLOFT

Description

A beautifully presented four-bedroom barn conversion, forming part of the exclusive Winslade Court development in the sought-after South Hams village of Frogmore.

This exceptional home blends charming period character with modern family living, featuring spacious and versatile accommodation arranged over multiple levels. The property boasts a generous sitting room with exposed beams and feature stonework, creating a warm and inviting atmosphere, alongside a well-proportioned kitchen/dining room ideal for both everyday living and entertaining.

There are four sizeable bedrooms, two of which benefit from stylish en-suite facilities, in addition to a well-presented family bathroom. The accommodation is light and airy throughout, with character features including vaulted ceilings and exposed timbers enhancing the sense of space and individuality.

Externally, the property enjoys access to attractive communal grounds, including lawned areas and a pond, as well as allocated parking and a garage within the courtyard setting. Winslade Court is a small and desirable development of converted barns, known for its quality and community feel .

Service/maintenance charge of approx. £850.00 pa for upkeep of the communal areas, grounds and lighting. Each freeholder automatically becomes a director of the management co. Winslade Court Ltd.

Situation

Frogmore is a sought-after village with a good community atmosphere that sits at the head of a very pretty creek, which leads into the Salcombe Estuary with public slip and is navigable for a couple of hours or so either side of high tide. Village amenities include the popular Globe Inn, which is a traditional pub providing good quality food and accommodation, whilst Springfield Farm Shop offers good local produce and cafe. The village is on a bus route and is conveniently close to all the amenities that Kingsbridge has to offer. There are many countryside, estuary and coastal walks on the doorstep and the sailing towns of Dartmouth and Salcombe are also within easy reach.

Directions

what3words - flitting.navigate.bleaker

From Kingsbridge take the A379 coastal road out of town passing through West and East Charleton. In the center of Frogmore turn right signed South Pool. Go over the bridge then bear immediately left into Old Frogmore Road, then take the second right into Mill Lane. Stay on this lane heading out of the village until you see a stone pillar on your right hand side signed 'Winslade'. Head down this private drive, bear left as the road forks, continue on until you reach the barns.



PROPERTY DETAILS

Property Address

The Hayloft, 3 Winslade Court, Frogmore, Kingsbridge, Devon TQ7 2PA

Mileages

Kingsbridge 3 miles; Salcombe 9 miles; Dartmouth 11 miles (distances are approximate)

Services

Mains electricity. Metered water. Private drainage. Oil fired central heating.

EPC Rating

Band D. Current: 67, Potential: 71

Council Tax Band

E

Tenure

Freehold

Authority

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

Tel: 01803 861234.

Key Features

- Beautifully presented barn conversion
- Spacious accommodation arranged over 3 floors
- Character features, exposed beams, slate and wood flooring
- Large sitting and dining room with log burner
- Contemporary kitchen/diner + separate utility
- Four double bedrooms
- Bathroom, 2 en-suite shower rooms and a cloakroom
- Garage and driveway parking
- Established lawned garden with patio seating area

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.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



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