



Nanbrock



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East Allington, Totnes, TQ9 7RW

Totnes 10 miles, Plymouth 26 miles, Exeter 38. miles, Kingsbridge 4 miles, Dartmouth 9miles, Salcombe 10 miles – all Mileage approximate.

**A beautifully presented attached Barn conversion situated in an idyllic position overlooking stunning countryside whilst just a short drive away from local amenities. This delightful home offers flexible accommodation with pretty gardens, paddocks and stables.**

- Beautifully Presented Barn Conversion
- Study/ Fourth Bedroom
- Attractive Vaulted Ceilings
- Stables & 2.5 Acres approx.
- Three Double Bedrooms
- Spiral Staircase to Versatile Attic Room
- Two Reception Rooms
- EPC D / Freehold

## Guide Price £695,000

Nanbrock is situated just outside the popular village of East Allington, which has a Parish Church a well-regarded Primary School and a popular village pub, surrounded by the beautiful countryside which is unspoilt and offers excellent opportunities for those keen on riding, walking and other outdoor activities. The nearby market town of Kingsbridge is a short drive away and offers good shopping facilities, with a choice of independent shops, cafes, restaurants, and a renowned secondary school. Totnes also has a superb range of shops, further educational provision, and a mainline station to London Paddington. The beautiful South Devon coastal resorts, including Salcombe and Dartmouth are also within very easy reach.

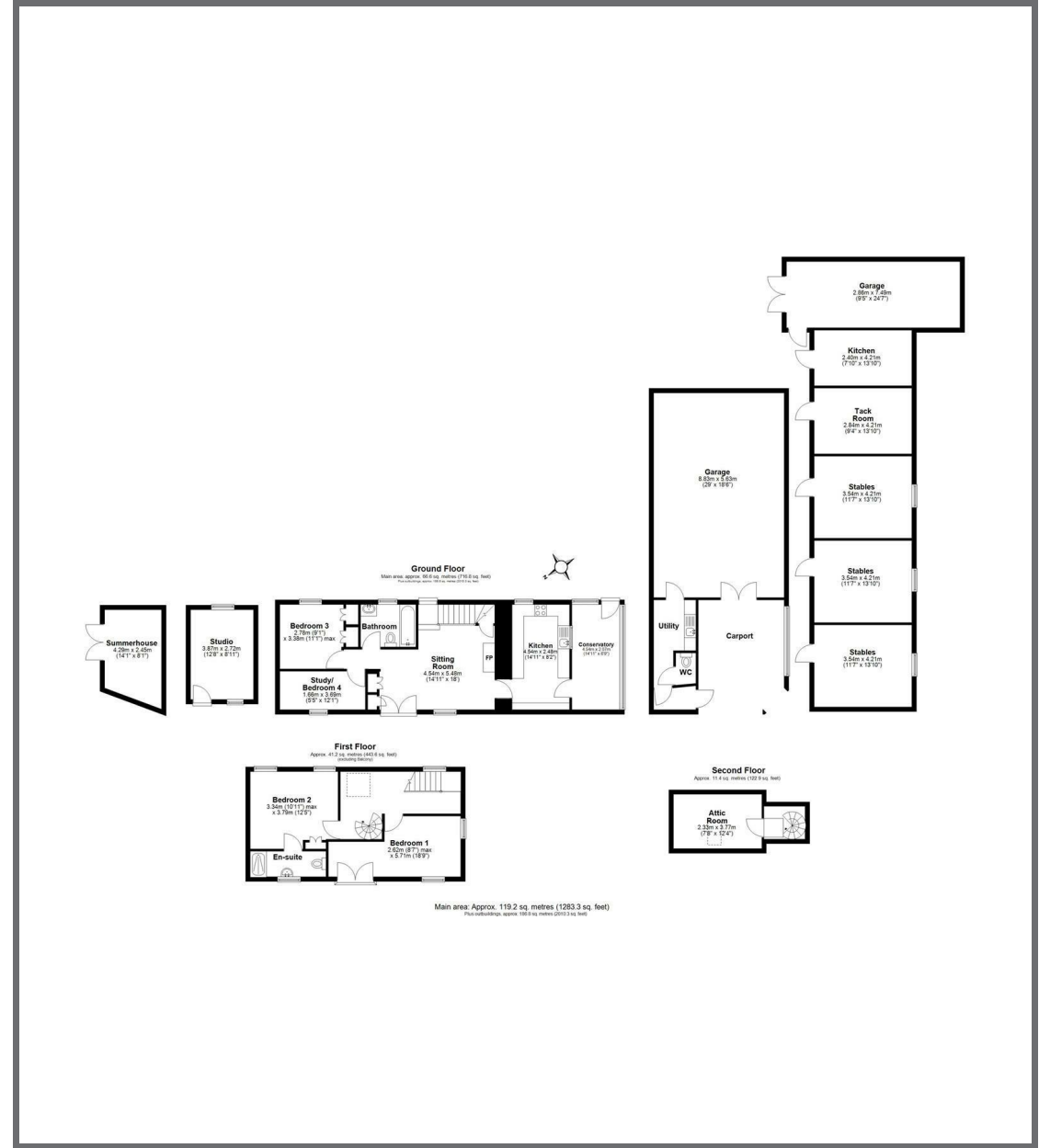
This charming home comprises, an inviting sitting room with exposed beams and fireplace with woodburning stove, doors lead on to a double bedroom, attractive family bathroom, study/bedroom and the dual aspect bespoke, kitchen with door out to conservatory which is currently utilised as a dining/garden room and has a beautiful outlook. The spacious first floor landing provides access to a further two double bedrooms (one with En-suite facilities), the delightful principle bedroom also has exposed beams, a vaulted ceiling, built in wardrobes and glorious countryside views. A spiral staircase leads to a converted attic room, this versatile space can be utilised as a guest room or hobby/work space. External benefits include paddocks, stable yard with power & water, stables, feed room, tractor shed, pole barn and various other outbuildings, including a car port and large workshop with inspection pit. There is also an Orchard with a yoga deck and Treehouse studio. Additional Land available upon request, up to 6 acres.

Mains electric & water. Shared private drainage.  
Based on the latest data at Ofcom, Superfast broadband is available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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