



The Mangel House, Poole Farm, Slapton

Guide Price £650,000

HARRIET
GEORGE

The Mangel House

Poole Farm, Slapton, Kingsbridge

A fabulous attached barn conversion with double garage and parking on the outskirts of the beautiful village of Slapton.

Slapton is a beautiful and very popular village with a thriving local community with a range of activities and clubs, two excellent public houses, community village store, village hall and a 13th century church.

The National Nature Reserve at Slapton Ley, a Site of Special Scientific Interest is located on the edge of the village and is the largest freshwater lake in the south west of England.

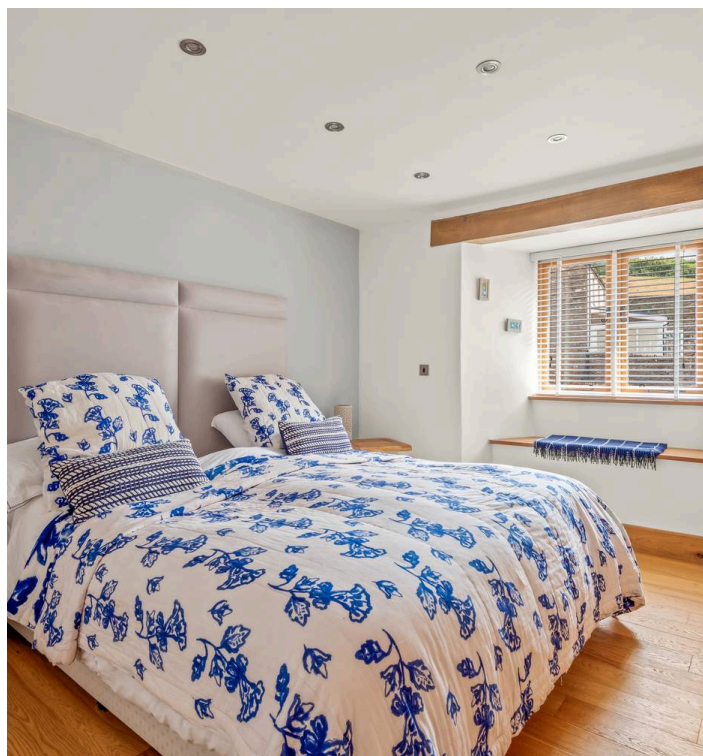
The South West Coast Path runs along the edge of the village and takes in some of the most spectacular scenery the region has to offer. The larger nearby towns of Kingsbridge and Dartmouth offer a wide range of amenities as well as schooling and leisure facilities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Immaculately presented throughout, The Mangel House sits in a delightful enclave of barns on the outskirts of Slapton. The reverse level accommodation is full of charm with vaulted ceilings, exposed beams, wooden floors and window seats.

The welcoming entrance hall with utility and cloakroom, leads into well-equipped kitchen with butler's sink and range cooker. In addition, there is also ample room for dining, as well as a comfortable seating area with far reaching countryside and sea views. French doors lead out to a south-west facing terrace with far reaching views to the sea. Beyond the kitchen, the dual aspect living room offers a wood burning stove and beautiful, feature stone wall.

The lower ground floor continues the bright and characterful theme and even features a charming light well. There is an en suite principal bedroom as well as two further double bedrooms and a family bathroom.

Outside, the south-west facing garden is both lawned and terraced and offers numerous seating areas from which to enjoy the far reaching countryside and sea views with opportunity for further landscaping/planting. In addition to ample parking, there is a double garage with up and over door and power.

SERVICES

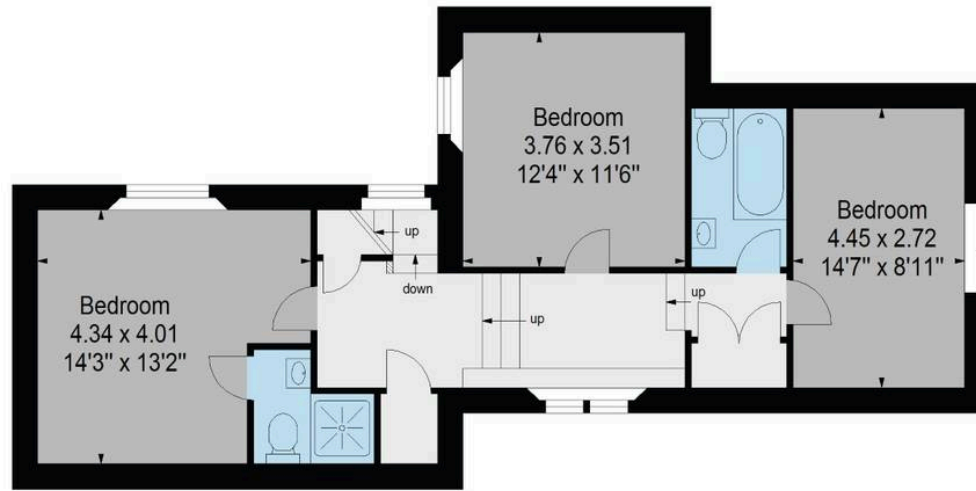
Mains electricity and water. Private drainage. Oil fired central heating.

DIRECTIONS

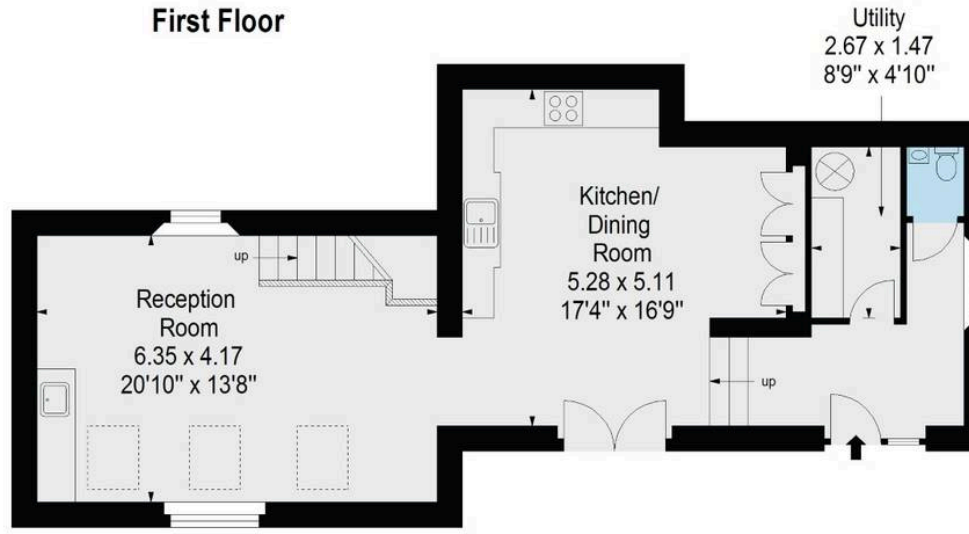
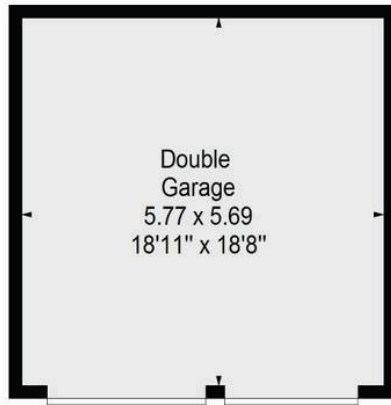
From Kingsbridge take the A379 to Slapton Line. After 1.5 miles, turn left to Slapton. As you enter the village, proceed downhill and at the sharp right-hand bend, continue straight down the hill. Follow the road up hill as if leaving the village passing Green Banks Close on your left. At the crossroads, proceed straight on until you reach Poole Farm Barns on your right.



Approximate Gross Internal Area = 137.6 sqm / 1482 sq ft
(Excluding Double Garage)
Double Garage
Approximate Gross Internal Area = 32.8 sqm / 353 sq ft



First Floor



Ground Floor

 3 2 2
Illustration for identification purposes only,
measurements are approximate, not to scale.

Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.