

LITTLE GRANARY MALBOROUGH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

LITTLE GRANARY

Little Granary is a beautifully presented one-bedroom ground-floor apartment, set within the historic 200-year-old Southdown Farm in the highly sought-after hamlet of Soar, South Devon. Positioned within an Area of Outstanding Natural Beauty and just moments from the South West Coast Path, this exceptional coastal retreat offers an idyllic blend of countryside charm and contemporary comfort.

The property has been thoughtfully renovated to a high standard and features a bright and spacious open-plan living area with a stylish fully fitted kitchen, complemented by a separate utility space with washing machine and dryer. A 'Quooker' boiling water tap provides instant hot water in place of a traditional kettle and a 'Cube' for filtered/chilled water. The generous double bedroom benefits from a luxurious king-size bed, extensive fitted wardrobes, and a modern en-suite shower room with walk-in shower.

Externally, Little Granary enjoys a delightful front patio area, perfect for al fresco dining or relaxing in the Devon sunshine. The property is ideally located for exploring the stunning surrounding coastline, with scenic walks to Soar Mill Cove, Salcombe, Bolberry, and Hope Cove all within easy reach. Soar Mill Cove itself is just a short stroll away, making this an ideal base for beach days and coastal adventures.

Currently operating as a highly successful holiday let, Little Granary presents an excellent turnkey investment opportunity, with the option for fixtures and fittings to be available by separate negotiation, allowing purchasers to acquire a fully established and ready-to-go holiday rental business.

Further benefits include allocated off-road parking for one vehicle and additional parking for permitted guests

The property is situated just outside Malborough in a rural location between the picturesque sailing and boating centre of Salcombe, the pretty market town of Kingsbridge, and the beach and the rest of the South West Coast Path at Soar Mill Cove. Malborough lies just inland from the coast of southern-most Devon and is served by a primary school, two pubs, a restaurant two churches, a post office, a small supermarket/filling station and village hall.



PROPERTY DETAILS

Property Address

Little Granary, Southdown Farm, Kingsbridge, Devon, TQ7 3DU

Mileages

Salcombe 2.5 miles, Kingsbridge 3.5 miles, Totnes 16 miles (distances are approximate)

Services

Mains electricity and water. Private drainage. Electric underfloor

EPC Rating

Current: 63, Potential: 81

Council Tax Band

B

Tenure

Leasehold, surrounding land is shared ownership and the parking space is freehold.

Authority

South Hams District Council

Key Features

- Beautifully renovated one-bedroom ground-floor apartment within historic Southdown Farm
- Situated in an Area of Outstanding Natural Beauty close to the South West Coast Path
- No restrictions can be a permanent/second home or holiday let
- Spacious king-size bedroom with fitted wardrobes and contemporary en-suite shower room
- Private patio area. Allocated off-road parking for one vehicle and additional parking for permitted visitors.
- Successful established holiday let with fixtures and fittings available by separate negotiation

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.

Directions

From Salcombe, take the A381 towards Kingsbridge and continue to the village of Malborough. In Malborough, take the second left into Higher Town and follow the road out of the village. Take the third right turn, continue for approximately one mile, and you'll find Southdown Farm at the end of the road.

Viewing

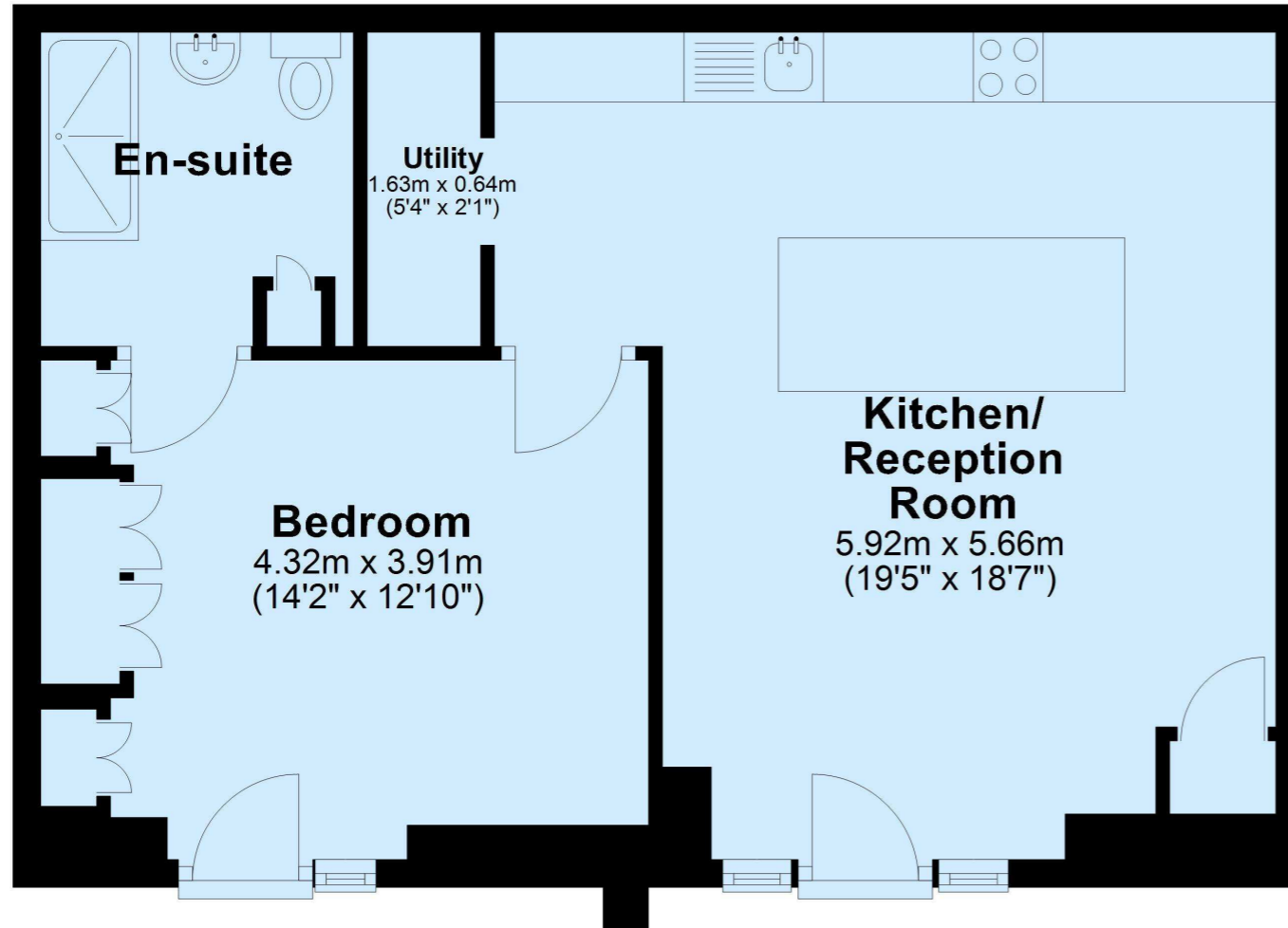
Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.



FLOOR PLAN

Little Granary, Southdown Farm, Marlborough

Approx. 52.5 sq. metres (565.0 sq. feet)



Total area: approx. 52.5 sq. metres (565.0 sq. feet)



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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Kingsbridge
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Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
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Lettings
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Prime Waterfront & Country House
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